FACILITY CONDITION ASSESSMENT

prepared for

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

Cold Spring Elementary School
9201 Falls Chapel Way
Potomac, MD 20854

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BV PROJECT #:
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DATE OF REPORT:
August 13, 2025

ON SITE DATE:
April 11, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	9201 Falls Chapel Way, Potomac, MD 20854
Site Developed	1972
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 11, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building was originally constructed in 1972. The property is used as an elementary school. The building is slightly over 55,000 square feet with commercial kitchen, gymnasium, media center, restrooms, cafeteria, classrooms and interior hallways.

Architectural

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. The asphalt roof is in fair condition with no roof leaks reported. The flat modified bitumen roof has isolated areas of topping degradation and should be replaced within the next five years. The Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC consists of a central system with boilers, chiller, air handlers and fan coils, and individual package unit and ductless split system. Most HVAC components are outdated and recommended for short term replacement to improve efficiency.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The plumbing infrastructure is original to the 1972 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards and wiring, are original to the 1972 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks have some areas of cracking, recommended to be repaired to prevent trip hazards. The playground and play structures are in fair condition. The chain link fencing is in good condition. Site lighting consists of HPS pole lights throughout.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.658321.

Immediate Needs

Facility/Building	Total Items	Total Cost
Cold Spring Elementary School / Site	1	$1,000
Total	**1**	**$1,000**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9208586	Site	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	$1,000
Total (1 items)						**$1,000**

Key Findings

Boiler Supplemental Components in Poor Condition.

Shot Feed Tank
Main Building Cold Spring Elementary School
Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2026**

Priority Score: **86.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$**$$$

Tank is excessively corroded. - AssetCALC ID: 9208607

Sidewalk in Poor Condition.

any pavement type, Sectional Repairs (per Man-Day)
Site Cold Spring Elementary School Site

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

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$**$$$

Cracked sidewalk, repairs recommended. - AssetCALC ID: 9208586

Computer Room AC Unit in Poor Condition.

Air-Cooled, CRAC Drycooler/Condenser, 16 to 20 TON
Main Building Cold Spring Elementary School
Building Exterior

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $13,500

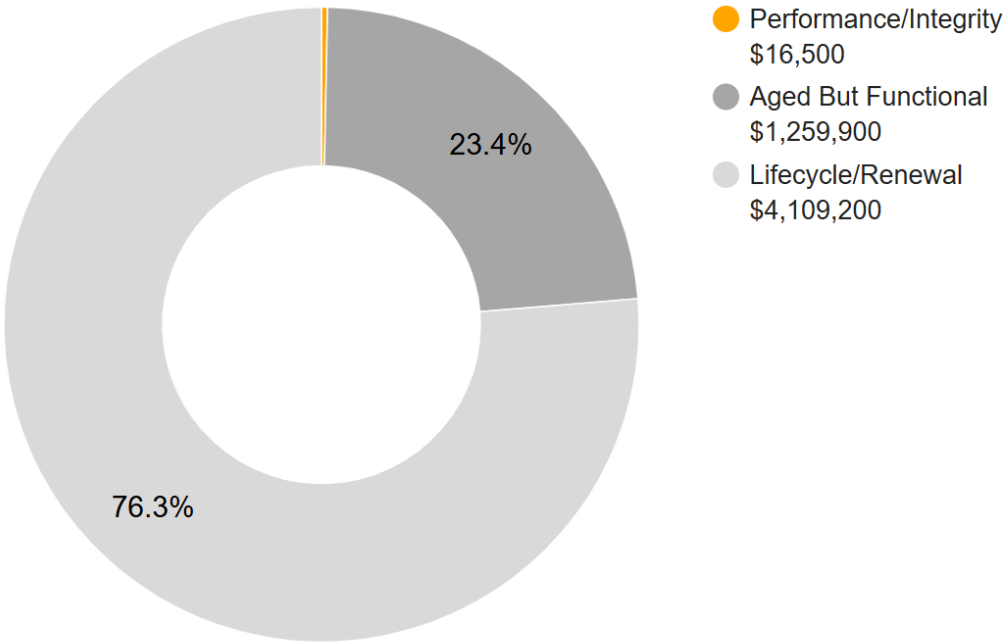
**$$**$$

Very outdated and corroded - AssetCALC ID: 9208528

Plan Types

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

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



10-YEAR TOTAL: $5,385,600

2. Elementary School Building

Building Information: Elementary Systems Summary		
Address	9201 Falls Chapel Way; Potomac MD 20854	
Constructed	1972	
Building Area	55,158 SF	
Number of Stories	2 above grade (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Skillion construction with asphalt shingles Secondary: Flat construction with modified bituminous finish and single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, sports wood flooring Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building Information: Elementary Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and hydronic radiators Non-Central System: Packaged units Supplemental components: Ductless split-systems, Split-system heat pumps	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$39,000	$39,000
Facade	-	-	-	$37,200	$259,700	$296,900
Roofing	-	-	$95,300	-	$420,800	$516,100
Interiors	-	-	$95,900	$203,800	$1,276,000	$1,575,600
Conveying	-	-	-	-	$24,200	$24,200
Plumbing	-	$11,200	$900	$820,000	$183,000	$1,015,100
HVAC	-	$144,200	$528,400	$1,071,300	$27,300	$1,771,100
Fire Protection	-	-	$78,200	-	-	$78,200
Electrical	-	$647,000	-	$437,800	-	$1,084,800
Fire Alarm & Electronic Systems	-	-	-	$778,000	-	$778,000
Equipment & Furnishings	-	-	$28,300	$67,100	$25,400	$120,800
Site Development	-	-	-	-	$40,600	$40,600
TOTALS (3% inflation)	**-**	**$802,400**	**$827,100**	**$3,415,100**	**$2,296,000**	**$7,340,600**

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

3. Site Summary

Site Information		
Site Area	12 acres (estimated)	
Parking Spaces	64 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Chain link fencing Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Modular building	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$79,500	$79,500
Special Construction & Demo	-	-	-	-	$128,300	$128,300
Site Development	-	-	$37,500	$235,000	$200,000	$472,500
Site Utilities	-	-	-	$32,300	$10,000	$42,200
Site Pavement	$1,000	-	$16,300	$18,900	$238,800	$275,000
TOTALS (3% inflation)	**$1,000**	**-**	**$53,800**	**$286,100**	**$656,600**	**$997,500**

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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1972	No	No
Building	1972	No	No

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

5. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Cold Spring Elementary School, 9201 Falls Chapel Way, Potomac, MD 20854, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ROOFING

6 - ROOFING

Photographic Overview

7 - PARKING LOT

8 - SIDEWALK

9 - EXTERIOR STAIRS

10 - SITE FENCING

11 - PLAY STRUCTURE #1

12 - MODULAR BUILDING

Photographic Overview

13 - COMMON AREA HALLWAY

14 - CLASSROOM

15 - GYMNASIUM

16 - MEDIA CENTER

17 - CAFETERIA

18 - BOILER ROOM

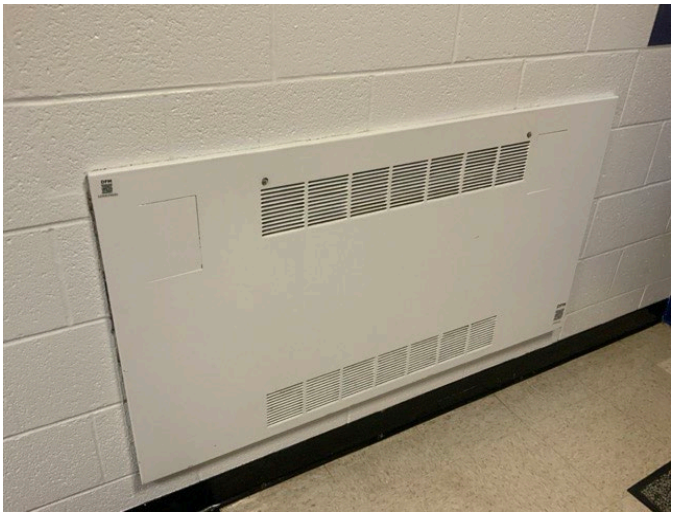
Photographic Overview

19 - BOILER

20 - CHILLER

21 - COOLING TOWER

22 - AIR HANDLER

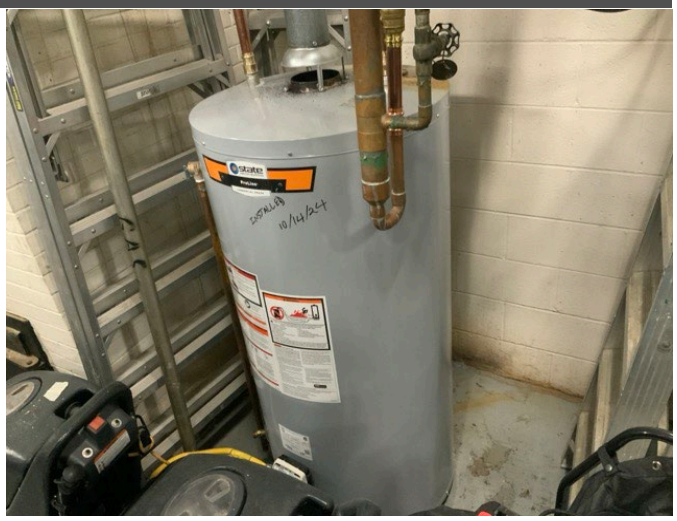


23 - RADIATOR

24 - PACKAGED UNIT

Photographic Overview

25 - ROOF TOP EXHAUST FAN



26 - WATER HEATER

27 - SINKS

28 - URINAL

29 - SWITCHBOARD

30 - FIRE ALARM PANEL

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-030.354	Cold Spring Elementary School
Source	**On-Site Date**
Google	April 11, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Cold Spring Elementary School

Name of person completing form: Saba Maekele

Title / Association w/ property: Maintenance Director

Length of time associated w/ property:

Date Completed: 4/10/2025

Phone Number: 240-330-0876

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1972	Renovated:	
2	Building size in SF	55,158 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Cold Spring Elementary School

BV Project Number: 172559.25R000-030.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

CURB CUT

2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

SIGNAGE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Underneath sink wrap needed for protection.
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Cold Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Superstructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	55,158	SF	22	9208553
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	55,158	SF	22	9208580
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	450	SF	20	9208544
Facade							
B2010	Exterior walls	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	16,270	SF	7	9283452
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	65		15	9208515
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4		15	9208561
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20		15	9208602
Roofing							
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	49,110	SF	15	9208539
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	2,000	SF	5	9208583
B3010	Roof	Fair	Roofing, Modified Bitumen	4,650	SF	3	9208576
Interiors							
C1030	Electrical Room	Fair	Interior Door, Steel, Standard	25		20	9208563
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	65		20	9208525
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	55,158	SF	12	9208543
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	23		10	9208567
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	82,700	SF	8	9208530
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	11,031	SF	5	9208555
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	3,700	SF	8	9208605
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	3,700	SF	15	9208556
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	5,515	SF	15	9208527
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	38,610	SF	11	9208625

Component Condition Report | Cold Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Gymnasium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	9208589
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	27	12	9208554
D2010	Custodian closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	9208620
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Floor	1	5	9208590
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	19	15	9208508
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	15	9208623
D2010	Restrooms	Fair	Urinal, Standard	13	15	9208596
D2010	Boiler Room	Good	Water Heater, Gas, Residential, 75 GAL	1	14	9208603
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	55,158 SF	10	9208559
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	8	9208534
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	9208532
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9208536
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9208588
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	9208545
D3020	Boiler Room	Poor	Boiler Supplemental Components, Shot Feed Tank	1	1	9208607
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	9208621
D3020	Gymnasium mezzanine	Fair	Furnace, Gas	1	7	9208558
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	2	9208568
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	6	12	9208510
D3020	Gymnasium mezzanine	Fair	Unit Heater, Electric	1	10	9208518
D3030	Building Exterior	Poor	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 16 to 20 TON	1	1	9208528
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9208587

Component Condition Report | Cold Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	7	9208597
D3030	Gymnasium mezzanine	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON [AC-1]	1	3	9208547
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	2	9208526
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	3	9208615
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-3]	1	3	9208519
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	55,158 SF	10	9208604
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	55,158 SF	10	9208509
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-5]	1	2	9208614
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-1]	1	3	9208577
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	3	9208517
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	3	9208571
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-2]	1	3	9208522
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	3	9208612
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWP-3]	1	3	9208550
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	2	9208619
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal	18	10	9208624
D3050	Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	3	9208542
D3050	Building Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-5]	1	7	9208551
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	2	4	9208566
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 0.75 HP Motor	1	2	9208600
Fire Protection						
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	4	9208595
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	55,158 SF	4	9208537
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel	1	7	9208564

Component Condition Report | Cold Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	7	9208507
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	7	9208533
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	2	9208579
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V	1	2	9208606
D5020	Boiler Room	Fair	Switchgear, 277/480 V	1	2	9208535
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	55,158 SF	2	9208529
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	55,158 SF	10	9208626
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	55,158 SF	10	9208581
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	55,158 SF	10	9208516
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	55,158 SF	8	9208552
D7050	Fire Alarm Control Panel	Fair	Fire Alarm Panel, Fully Addressable	1	7	9208611
D7050	Hallways & Common Areas	Fair	Fire Alarm Panel, Annunciator	1	8	9208608
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	55,158 SF	8	9208613
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	55,158 SF	8	9208562
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9208541
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	9208601
E1030	Boiler Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	5	9208593
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9208524
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	8	9208503
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9208572
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9208538
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9208560
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	15	9208557

Component Condition Report | Cold Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9208610
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9208582
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9208512
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	9208592
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9208523
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	10	9208531
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	9208598
E2010	Main office	Fair	Casework, Cabinetry, Standard	30 LF	10	9208548
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	12	9208574

Component Condition Report | Cold Spring Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	800 SF	20	9208505
Special Construction & Demo						
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	12	9208618
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,150 SF	18	9208599
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	32,150 SF	4	9208513
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	0	9208586
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,000 SF	25	9208502
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,700 SF	12	9208514
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	6	9208520

Component Condition Report | Cold Spring Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,700 SF	3	9208591
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Chips 3" Depth	9,300 SF	8	9208511
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9208506
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9208609
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	10	9208575
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	9208585
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	4	9208616
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	10	9208578
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	4	10	9208569
Sitework						
G2060	Site General	Fair	Flagpole, Metal	1	15	9208573
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	5	18	9208565
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	9208521
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	15	9208540
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	5	5	9208622
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 8'	140 LF	20	9208504
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	5	9208617
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 4'	240 LF	20	9208584
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	3	10	9208594
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	420 LF	20	9208546
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	8	15	9208570
G4050	Site General	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	9208549

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/15/2025

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
Cold Spring Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Cold Spring Elementary School / Main Building	$0	$15,471	$786,970	$577,561	$86,911	$162,661	$0	$257,735	$748,427	$0	$2,408,946	$267,226	$412,406	$0	$2,874	$1,199,148	$0	$5,785	$257,323	$2,981	$148,282	**$7,340,705**
Cold Spring Elementary School / Site	$1,000	$0	$0	$8,212	$37,668	$7,883	$6,687	$0	$50,753	$18,877	$209,785	$0	$211,654	$11,036	$21,883	$69,953	$0	$0	$209,467	$25,369	$107,247	**$997,474**
Grand Total	**$1,000**	**$15,471**	**$786,970**	**$585,773**	**$124,579**	**$170,544**	**$6,687**	**$257,735**	**$799,180**	**$18,877**	**$2,618,731**	**$267,226**	**$624,060**	**$11,036**	**$24,757**	**$1,269,101**	**$0**	**$5,785**	**$466,790**	**$28,350**	**$255,529**	**$8,338,179**

Cold Spring Elementary School

Cold Spring Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Stairwells	9208544	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	450	SF	$48.00	$21,600																					$21,600	**$21,600**
B2010	Exterior walls	9283452	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	16270	SF	$1.86	$30,262								$30,262														**$30,262**
B2020	Building Exterior	9208515	Window, Steel, 28-40 SF, Replace	30	15	15	65	EA	$2,300.00	$149,500																$149,500						**$149,500**
B2050	Building Exterior	9208602	Exterior Door, Steel, Standard, Replace	30	15	15	20	EA	$600.00	$12,000																$12,000						**$12,000**
B2050	Building Exterior	9208561	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	4	EA	$1,300.00	$5,200																$5,200						**$5,200**
B3010	Roof	9208539	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	15	15	49110	SF	$5.50	$270,105																$270,105						**$270,105**
B3010	Roof	9208576	Roofing, Modified Bitumen, Replace	20	17	3	4650	SF	$11.00	$51,150				$51,150																		**$51,150**
B3010	Roof	9208583	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	2000	SF	$17.00	$34,000						$34,000																**$34,000**
C1030	Electrical Room	9208563	Interior Door, Steel, Standard, Replace	40	20	20	25	EA	$600.00	$15,000																					$15,000	**$15,000**
C1030	Throughout Building	9208525	Interior Door, Wood, Solid-Core, Replace	40	20	20	65	EA	$700.00	$45,500																					$45,500	**$45,500**
C1070	Throughout Building	9208543	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	55158	SF	$3.50	$193,053													$193,053									**$193,053**
C1090	Restrooms	9208567	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	23	EA	$750.00	$17,250											$17,250											**$17,250**
C2010	Throughout Building	9208530	Wall Finishes, any surface, Prep & Paint	10	2	8	82700	SF	$1.50	$124,050									$124,050										$124,050			**$248,100**
C2030	Throughout Building	9208527	Flooring, Ceramic Tile, Replace	40	25	15	5515	SF	$18.00	$99,270																$99,270						**$99,270**
C2030	Throughout Building	9208625	Flooring, Vinyl Tile (VCT), Replace	15	4	11	38610	SF	$5.00	$193,050												$193,050										**$193,050**
C2030	Throughout Building	9208555	Flooring, Carpet, Commercial Standard, Replace	10	5	5	11031	SF	$7.50	$82,733						$82,733										$82,733						**$165,465**
C2030	Gymnasium	9208605	Flooring, Maple Sports Floor, Refinish	10	2	8	3700	SF	$5.00	$18,500									$18,500										$18,500			**$37,000**
C2030	Gymnasium	9208556	Flooring, Maple Sports Floor, Replace	30	15	15	3700	SF	$17.00	$62,900																$62,900						**$62,900**
D1010	Gymnasium	9208589	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	13	12	1	EA	$17,000.00	$17,000													$17,000									**$17,000**
D2010	Boiler Room	9208603	Water Heater, Gas, Residential, 75 GAL, Replace	15	1	14	1	EA	$1,900.00	$1,900															$1,900							**$1,900**
D2010	Throughout Building	9208559	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	55158	SF	$11.00	$606,738											$606,738											**$606,738**
D2010	Kitchen	9208590	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	1	EA	$800.00	$800						$800																**$800**
D2010	Throughout Building	9208534	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	3	EA	$1,200.00	$3,600									$3,600													**$3,600**
D2010	Restrooms	9208554	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	18	12	27	EA	$1,700.00	$45,900													$45,900									**$45,900**
D2010	Classrooms General	9208508	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	19	EA	$1,200.00	$22,800																$22,800						**$22,800**
D2010	Restrooms	9208596	Urinal, Standard, Replace	30	15	15	13	EA	$1,100.00	$14,300																$14,300						**$14,300**
D2010	Custodian closet	9208620	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	1	EA	$1,400.00	$1,400																$1,400						**$1,400**
D2010	Restrooms	9208623	Toilet, Commercial Water Closet, Replace	30	15	15	27	EA	$1,300.00	$35,100																$35,100						**$35,100**
D2060	Boiler Room	9208532	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$10,600.00	$10,600			$10,600																			**$10,600**
D3020	Boiler Room	9208536	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800			$50,800																			**$50,800**
D3020	Boiler Room	9208588	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800			$50,800																			**$50,800**
D3020	Gymnasium mezzanine	9208558	Furnace, Gas, Replace	20	13	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
D3020	Boiler Room	9208568	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$2,400.00	$2,400			$2,400																			**$2,400**
D3020	Gymnasium mezzanine	9208518	Unit Heater, Electric, Replace	20	10	10	1	EA	$1,800.00	$1,800											$1,800											**$1,800**
D3020	Hallways & Common Areas	9208510	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	18	12	6	EA	$800.00	$4,800													$4,800									**$4,800**
D3020	Boiler Room	9208607	Boiler Supplemental Components, Shot Feed Tank, Replace	30	29	1	1	EA	$1,520.00	$1,520		$1,520																				**$1,520**
D3020	Boiler Room	9208621	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	$11,700.00	$11,700									$11,700													**$11,700**
D3020	Boiler Room	9208545	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$13,000.00	$13,000											$13,000											**$13,000**
D3030	Boiler Room	9208615	Chiller, Water-Cooled, Replace	25	22	3	1	EA	$150,000.00	$150,000				$150,000																		**$150,000**
D3030	Building Exterior	9208597	Cooling Tower, (Typical) Open Circuit, Replace	25	18	7	1	EA	$46,700.00	$46,700								$46,700														**$46,700**
D3030	Building Exterior	9208528	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 16 to 20 TON, Replace	20	19	1	1	EA	$13,500.00	$13,500		$13,500																				**$13,500**
D3030	Building Exterior	9208526	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500																	$3,500		**$7,000**
D3030	Roof	9208587	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000																	$4,000	**$8,000**
D3030	Gymnasium mezzanine	9208547	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																	$4,600	**$9,200**

Replacement Reserves Report

5/15/2025

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	Boiler Room	9208614	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,100.00	$6,100			$6,100																			**$6,100**
D3050	Boiler Room	9208619	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,100.00	$6,100			$6,100																			**$6,100**
D3050	Boiler Room	9208550	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	$6,500.00	$6,500				$6,500																		**$6,500**
D3050	Boiler Room	9208577	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	$6,500.00	$6,500				$6,500																		**$6,500**
D3050	Boiler Room	9208522	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	$6,800.00	$6,800				$6,800																		**$6,800**
D3050	Throughout Building	9208509	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	30	10	55158	SF	$8.00	$441,264											$441,264											**$441,264**
D3050	Mezzanine	9208612	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$70,000.00	$70,000				$70,000																		**$70,000**
D3050	Mezzanine	9208542	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$49,000.00	$49,000				$49,000																		**$49,000**
D3050	Mezzanine	9208519	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$70,000.00	$70,000				$70,000																		**$70,000**
D3050	Mezzanine	9208517	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$40,000.00	$40,000				$40,000																		**$40,000**
D3050	Mezzanine	9208571	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	$70,000.00	$70,000				$70,000																		**$70,000**
D3050	Building Exterior	9208551	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	13	7	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
D3050	Throughout Building	9208604	HVAC System, Ductwork, Medium Density, Replace	30	20	10	55158	SF	$4.00	$220,632											$220,632											**$220,632**
D3050	Hallways & Common Areas	9208624	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	18	EA	$1,670.00	$30,060											$30,060											**$30,060**
D3060	Boiler Room	9208600	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	18	2	1	EA	$1,600.00	$1,600			$1,600																			**$1,600**
D3060	Roof	9208566	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	2	EA	$3,000.00	$6,000					$6,000																	**$6,000**
D4010	Throughout Building	9208537	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	55158	SF	$1.07	$59,019					$59,019																	**$59,019**
D4010	Boiler Room	9208595	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	$10,500.00	$10,500					$10,500																	**$10,500**
D5010	Building Exterior	9208564	Generator, Diesel, Replace	25	18	7	1	EA	$40,000.00	$40,000							$40,000															**$40,000**
D5010	Boiler Room	9208507	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	$7,300.00	$7,300							$7,300															**$7,300**
D5010	Boiler Room	9208533	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	$7,300.00	$7,300							$7,300															**$7,300**
D5020	Boiler Room	9208535	Switchgear, 277/480 V, Replace	40	38	2	1	EA	$400,000.00	$400,000			$400,000																			**$400,000**
D5020	Boiler Room	9208579	Switchboard, 120/208 V, Replace	40	38	2	1	EA	$66,000.00	$66,000			$66,000																			**$66,000**
D5020	Boiler Room	9208606	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$6,000			$6,000																			**$6,000**
D5030	Throughout Building	9208529	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	55158	SF	$2.50	$137,895			$137,895																			**$137,895**
D5040	Throughout Building	9208626	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	55158	SF	$5.00	$275,790											$275,790											**$275,790**
D6020	Throughout Building	9208581	Low Voltage System, Phone & Data Lines, Replace	20	10	10	55158	SF	$1.50	$82,737											$82,737											**$82,737**
D6060	Throughout Building	9208516	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	55158	SF	$1.65	$91,011											$91,011											**$91,011**
D7030	Throughout Building	9208552	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	55158	SF	$2.00	$110,316								$110,316														**$110,316**
D7050	Fire Alarm Control Panel	9208611	Fire Alarm Panel, Fully Addressable, Replace	15	8	7	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D7050	Hallways & Common Areas	9208608	Fire Alarm Panel, Annunciator, Replace	15	7	8	1	EA	$1,580.00	$1,580								$1,580														**$1,580**
D7050	Throughout Building	9208613	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	55158	SF	$3.00	$165,474								$165,474														**$165,474**
D8010	Throughout Building	9208562	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	55158	SF	$2.50	$137,895								$137,895														**$137,895**
E1030	Kitchen	9208592	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700														$1,700			**$3,400**
E1030	Kitchen	9208572	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Boiler Room	9208593	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	15	5	1	EA	$13,000.00	$13,000						$13,000																**$13,000**
E1030	Kitchen	9208582	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	9208512	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	9208524	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	9208538	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	9208560	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Kitchen	9208610	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700								$5,700														**$5,700**
E1030	Kitchen	9208503	Foodservice Equipment, Freezer, Chest, Replace	15	7	8	1	EA	$1,800.00	$1,800								$1,800														**$1,800**
E1030	Kitchen	9208541	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700								$5,700														**$5,700**
E1030	Kitchen	9208601	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	9208557	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	$2,100.00	$2,100																$2,100						**$2,100**
E1030	Kitchen	9208523	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
E1040	Classrooms Art	9208531	Ceramics Equipment, Kiln, Replace	20	10	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
E1040	Hallways & Common Areas	9208598	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E2010	Main office	9208548	Casework, Cabinetry, Standard, Replace	20	10	10	30	LF	$300.00	$9,000											$9,000											**$9,000**
G2050	Gymnasium	9208574	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	6	EA	$4,750.00	$28,500													$28,500									**$28,500**
Totals, Unescalated											**$0**	**$15,020**	**$741,795**	**$528,550**	**$77,219**	**$140,313**	**$0**	**$209,562**	**$590,815**	**$0**	**$1,792,482**	**$193,050**	**$289,253**	**$0**	**$1,900**	**$769,688**	**$0**	**$3,500**	**$151,150**	**$1,700**	**$82,100**	**$5,588,096**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$15,471**	**$786,970**	**$577,561**	**$86,911**	**$162,661**	**$0**	**$257,735**	**$748,427**	**$0**	**$2,408,946**	**$267,226**	**$412,406**	**$0**	**$2,874**	**$1,199,148**	**$0**	**$5,785**	**$257,323**	**$2,981**	**$148,282**	**$7,340,705**

Replacement Reserves Report

5/15/2025

Cold Spring Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Site	9208505	Stairs, Concrete, Exterior, Replace	50	30	20	800	SF	$55.00	$44,000																					$44,000	**$44,000**
F1020	Site General	9208618	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	13	12	900	SF	$100.00	$90,000													$90,000									**$90,000**
G2020	Site Parking Areas	9208513	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	32150	SF	$0.45	$14,468					$14,468															$14,468		**$57,870**
G2020	Site Parking Areas	9208599	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	7	18	32150	SF	$3.50	$112,525																			$112,525			**$112,525**
G2030	Site	9208586	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	1	EA	$1,000.00	$1,000	$1,000																					**$1,000**
G2050	Site Sports Fields & Courts	9208591	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	16700	SF	$0.45	$7,515				$7,515					$7,515					$7,515					$7,515			**$30,060**
G2050	Site Sports Fields & Courts	9208616	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	4	EA	$4,750.00	$19,000					$19,000																	**$19,000**
G2050	Site	9208520	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	14	6	1	EA	$5,000.00	$5,000							$5,000															**$5,000**
G2050	Site Sports Fields & Courts	9208569	Sports Apparatus, Soccer, Regulation Goal, Replace	20	10	10	4	EA	$2,500.00	$10,000											$10,000											**$10,000**
G2050	Site Sports Fields & Courts	9208514	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	16700	SF	$3.50	$58,450													$58,450									**$58,450**
G2050	Site Playground Areas	9208511	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	7	8	9300	SF	$3.50	$32,550									$32,550													**$32,550**
G2050	Site Playground Areas	9208575	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site Playground Areas	9208578	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
G2050	Site Playground Areas	9208585	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
G2050	Site Playground Areas	9208506	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
G2050	Site Playground Areas	9208609	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
G2060	Site	9208622	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	5	EA	$800.00	$4,000						$4,000																**$4,000**
G2060	Site	9208617	Park Bench, Metal Powder-Coated, Replace	20	15	5	4	EA	$700.00	$2,800						$2,800																**$2,800**
G2060	Site	9208521	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$600							$600															**$600**
G2060	Site	9208594	Picnic Table, Metal Powder-Coated, Replace	20	10	10	3	EA	$700.00	$2,100											$2,100											**$2,100**
G2060	Site	9208565	Park Bench, Wood/Composite/Fiberglass, Replace	20	2	18	5	EA	$600.00	$3,000																			$3,000			**$3,000**
G2060	Site Sports Fields & Courts	9208504	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	140	LF	$25.00	$3,500																					$3,500	**$3,500**
G2060	Site General	9208546	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	420	LF	$18.00	$7,560																					$7,560	**$7,560**
G2060	Site Playground Areas	9208584	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	240	LF	$18.00	$4,320																					$4,320	**$4,320**
G2060	Site General	9208573	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G2060	Site	9208540	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	25	15	600	SF	$60.00	$36,000																$36,000						**$36,000**
G4050	Site General	9208549	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	$4,000.00	$24,000											$24,000											**$24,000**
G4050	Building Exterior	9208570	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	5	15	8	EA	$800.00	$6,400																$6,400						**$6,400**
Totals, Unescalated											**$1,000**	**$0**	**$0**	**$7,515**	**$33,468**	**$6,800**	**$5,600**	**$0**	**$40,065**	**$14,468**	**$156,100**	**$0**	**$148,450**	**$7,515**	**$14,468**	**$44,900**	**$0**	**$0**	**$123,040**	**$14,468**	**$59,380**	**$677,235**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,000**	**$0**	**$0**	**$8,212**	**$37,668**	**$7,883**	**$6,687**	**$0**	**$50,753**	**$18,877**	**$209,785**	**$0**	**$211,654**	**$11,036**	**$21,883**	**$69,953**	**$0**	**$0**	**$209,467**	**$25,369**	**$107,247**	**$997,474**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9208589	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Cold Spring Elementary School / Main Building	Gymnasium	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9208603	D2010	**Water Heater**	Gas, Residential, 75 GAL	75 GAL	Cold Spring Elementary School / Main Building	Boiler Room	State Industries, Inc.	GS6-75-XRRS 400	2433140335165	2024		
2	9208532	D2060	**Air Compressor**	Tank-Style	5 HP	Cold Spring Elementary School / Main Building	Boiler Room	Quincy Compressor	QTS5CCDT00011	20070320-0023	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9208536	D3020	**Boiler**	Gas, HVAC	1750 MBH	Cold Spring Elementary School / Main Building	Boiler Room	Kewaunee	M 175 FO				
2	9208588	D3020	**Boiler**	Gas, HVAC	1750 MBH	Cold Spring Elementary School / Main Building	Boiler Room	Kewaunee	M 175 F0	Illegible			
3	9208558	D3020	**Furnace**	Gas	400 MBH	Cold Spring Elementary School / Main Building	Gymnasium mezzanine	Mestek	QVSD400	B1201136923001001	2012		
4	9208510	D3020	**Radiator**	Hydronic, Column/Cabinet Style (per EA)		Cold Spring Elementary School / Main Building	Hallways & Common Areas						6
5	9208518	D3020	**Unit Heater**	Electric	5 kW	Cold Spring Elementary School / Main Building	Gymnasium mezzanine	TaskMaster	Inaccessible	Inaccessible			
6	9208568	D3020	**Unit Heater**	Hydronic	90 MBH	Cold Spring Elementary School / Main Building	Boiler Room	Trane	S-CU	1L-01990			
7	9208621	D3020	**Boiler Supplemental Components**	Chemical Feed System		Cold Spring Elementary School / Main Building	Boiler Room						
8	9208545	D3020	**Boiler Supplemental Components**	Expansion Tank	400 GAL	Cold Spring Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
9	9208615	D3030	**Chiller**	Water-Cooled	139 TON	Cold Spring Elementary School / Main Building	Boiler Room	Trane	CG 139C	L1L 650878			
10	9208597	D3030	**Cooling Tower**	(Typical) Open Circuit	146 TON	Cold Spring Elementary School / Main Building	Building Exterior	Baltimore Aircoil Company	15146	U07055530	2007		
11	9208528	D3030	**Computer Room AC Unit**	Air-Cooled, CRAC Drycooler/Condenser, 16 to 20 TON	17 TON	Cold Spring Elementary School / Main Building	Building Exterior	Trane	RAUA-2006-B	2D-23936			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9208587	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Cold Spring Elementary School / Main Building	Roof	York	YZH03611CA	Illegible			
13	9208547	D3030	**Split System** [AC-1]	Fan Coil Unit, DX, 3.5 to 5 TON	3.5 TON	Cold Spring Elementary School / Main Building	Gymnasium mezzanine	York	MC43B3XH1H	W1L1353948	2011		
14	9208526	D3030	**Split System Ductless**	Single Zone	.75 TON	Cold Spring Elementary School / Main Building	Building Exterior	Mitsubishi Electric	MUZ-FE09NA	1000437			
15	9208577	D3050	**Pump** [CWP-1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cold Spring Elementary School / Main Building	Boiler Room	Bell & Gossett	1510	Illegible	2003		
16	9208522	D3050	**Pump** [CWP-2]	Distribution, HVAC Chilled or Condenser Water	10 HP	Cold Spring Elementary School / Main Building	Boiler Room	Bell & Gossett	1510	C039920-01 C70	2003		
17	9208550	D3050	**Pump** [CWP-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Cold Spring Elementary School / Main Building	Boiler Room	Bell & Gossett	1510	C039921-01 C70	2003		
18	9208619	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	5 HP	Cold Spring Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
19	9208614	D3050	**Pump** [P-5]	Distribution, HVAC Heating Water	5 HP	Cold Spring Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
20	9208517	D3050	**Air Handler** [AHU-1]	Interior AHU, Easy/Moderate Access	7000 CFM	Cold Spring Elementary School / Main Building	Mezzanine	Trane	LZ-14	K 2B212427			
21	9208571	D3050	**Air Handler** [AHU-2]	Interior AHU, Easy/Moderate Access	10500 CFM	Cold Spring Elementary School / Main Building	Mezzanine	Trane	LZ-21	K2B212428			
22	9208519	D3050	**Air Handler** [AHU-3]	Interior AHU, Easy/Moderate Access	12,500 CFM	Cold Spring Elementary School / Main Building	Mezzanine	Trane	LZ-25	K2B212429			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9208612	D3050	**Air Handler** [AHU-4]	Interior AHU, Easy/Moderate Access	12500 CFM	Cold Spring Elementary School / Main Building	Mezzanine	Trane	LZ-25	K2B212430-1			
24	9208542	D3050	**Air Handler** [AHU-5]	Interior AHU, Easy/Moderate Access	8500 CFM	Cold Spring Elementary School / Main Building	Mezzanine	Trane	MZ-17	K28218431			
25	9208624	D3050	**Fan Coil Unit**	Hydronic Terminal		Cold Spring Elementary School / Main Building	Hallways & Common Areas						18
26	9208551	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted, 8 to 10 TON	8 TON	Cold Spring Elementary School / Main Building	Building Exterior	AAON, Inc.	RN-008-8-0-EA09-3K9	201203-ANGH21222	2012		
27	9208600	D3060	**Exhaust Fan**	Propeller, 0.75 HP Motor	7500 CFM	Cold Spring Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
28	9208566	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	4100 CFM	Cold Spring Elementary School / Main Building	Roof	Cook	210 ACE 210				2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9208595	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Cold Spring Elementary School / Main Building	Boiler Room	Wilkins	350DA	N37679			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9208564	D5010	**Generator**	Diesel	50 KW	Cold Spring Elementary School / Main Building	Building Exterior	Kohler	50RZGB	2169026	2007		
2	9208507	D5010	**Automatic Transfer Switch**	ATS	40 AMP	Cold Spring Elementary School / Main Building	Boiler Room	Kohler			2007		
3	9208533	D5010	**Automatic Transfer Switch**	ATS	40 AMP	Cold Spring Elementary School / Main Building	Boiler Room	Kohler			2007		
4	9208579	D5020	**Switchboard**	120/208 V	1200 AMP	Cold Spring Elementary School / Main Building	Boiler Room	Westinghouse	840A349H01	NA	1972		
5	9208535	D5020	**Switchgear**	277/480 V	4000 AMP	Cold Spring Elementary School / Main Building	Boiler Room	Westinghouse	840A348H01	NA	1972		
6	9208606	D5020	**Distribution Panel**	120/208 V	400 AMP	Cold Spring Elementary School / Main Building	Boiler Room	Westinghouse	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9208611	D7050	**Fire Alarm Panel**	Fully Addressable		Cold Spring Elementary School / Main Building	Fire Alarm Control Panel	Honeywell	AC-2550				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9208557	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Cold Spring Elementary School / Main Building	Kitchen						
2	9208523	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Cold Spring Elementary School / Main Building	Kitchen						
3	9208572	E1030	**Foodservice Equipment**	Convection Oven, Double		Cold Spring Elementary School / Main Building	Kitchen	Blodgett					
4	9208601	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Cold Spring Elementary School / Main Building	Kitchen						
5	9208541	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Cold Spring Elementary School / Main Building	Kitchen	Delfield					
6	9208610	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Cold Spring Elementary School / Main Building	Kitchen	Delfield					
7	9208503	E1030	**Foodservice Equipment**	Freezer, Chest		Cold Spring Elementary School / Main Building	Kitchen	Delfield	NLFACP-12	2405820100335			
8	9208592	E1030	**Foodservice Equipment**	Range, 2-Burner		Cold Spring Elementary School / Main Building	Kitchen	Garland					
9	9208524	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Cold Spring Elementary School / Main Building	Kitchen	Victory	G22010	23L01191			
10	9208538	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Cold Spring Elementary School / Main Building	Kitchen	Traulsen	ALT226WUT-FHS	T31915G18			
11	9208560	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Cold Spring Elementary School / Main Building	Kitchen	Victory	G20010	23E00728			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9208582	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Cold Spring Elementary School / Main Building	Kitchen	Victory	No dataplate	No dataplate			
13	9208512	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Cold Spring Elementary School / Main Building	Kitchen	Victory	PF48-1AS	No dataplate			
14	9208593	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		Cold Spring Elementary School / Main Building	Boiler Room	Harmony	No dataplate	No dataplate			
15	9208531	E1040	**Ceramics Equipment**	Kiln		Cold Spring Elementary School / Main Building	Classrooms Art						
16	9208598	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Cold Spring Elementary School / Main Building	Hallways & Common Areas						