

FACILITY CONDITION ASSESSMENT

prepared for

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



College Gardens Elementary School
1700 Yale Place
Rockville, MD 20850

PREPARED BY:

*Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com*

BV CONTACT:

*Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com*

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ON SITE DATE:

November 17, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1700 Yale Place, Rockville MD 20850
Site Developed	1967 Renovated 2008
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 17, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Gavin Lewis
Assessment and Report Prepared By	Chris McCartney
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

College Gardens Elementary School was constructed in 1967 and was substantially renovated in 2007/2008, including demolition and reconstruction. The new school reopened in January, 2008.

Architectural

Since the renovation in 2008, some components are beginning to show wear and are approaching the end of their expected lifespan. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The facilities consist of masonry bearing walls with metal roof decking supported by open-web steel joists and over concrete slab and footing foundation system. The glazing is free and clear of defects or fogging. The built-up roof system showed no major deficiencies and is in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components were installed during the renovation in 2008 and have been well-maintained since that time. The mechanical system includes boilers and a cooling tower, with air handlers, and water sourced heat pumps. The MEPF infrastructure itself is generally in fair working conditions. The water sourced heat pumps and air handlers are nearing the end of their useful term and should be considered for upgrades. The electrical system included a switchboard, additional panels, and transformers appeared to be in fair condition overall. The generator was in fair condition. In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures to be updated as needed. 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 fair overall, and site improvements and landscaping are generally in fair condition. Sidewalks and the asphalt pavement were observed to be in fair condition. The playground equipment was free of any defects at time of assessment and in good condition. And the outdoor courts are free of any major cracking or heaving.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with mold infestation that was reported by staff.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI)

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 0.529428.

Immediate Needs

Facility/Building	Total Items	Total Cost
College Gardens Elementary School / Main Building	1	\$3,500
Total	1	\$3,500

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10035738	Throughout Building	P2030	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	NA	Performance/Integrity	\$3,500
Total (1 items)						\$3,500

Key Findings



Playground Surfaces in Poor condition.

Rubber, Poured-in-Place
Site College Gardens Elementary School Site

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,200

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Very thin and poor drainage - AssetCALC ID: 10035681



Recommended Follow-up Study: Environmental, Analysis of Suspect Fungal Growth

Environmental Analysis of Suspect Fungal Growth
Main Building College Gardens Elementary School Throughout Building

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$3,500

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Reported by numerous staff - AssetCALC ID: 10035738

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 and Distribution

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



10-YEAR TOTAL: \$7,088,200

2. Building Information



Main Building: Systems Summary

Address	1700 Yale Place; Rockville, MD 20850	
GPS Coordinates	39.1028348, -77.1628962	
Constructed/Renovated	1967/2008	
Building Area	97,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish roofing	Fair
Interiors	Walls: Painted gypsum board, Acoustical Tile (ACT), Fabric-Faced Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: One hydraulic car serving all two floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, and cooling tower feeding cabinet terminal units Supplemental components: Water sourced heat pumps, exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Exterior Building-Mounted Lighting: CFL 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	Mold is an issue in this building (reported by numerous teachers).	
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	-	-	-	-	-	-
Facade	-	-	\$39,800	-	\$857,500	\$897,300
Roofing	-	-	-	\$1,403,300	-	\$1,403,300
Interiors	-	\$28,600	\$697,300	\$764,300	\$1,016,600	\$2,506,800
Conveying	-	\$14,900	-	-	\$93,300	\$108,100
Plumbing	-	-	\$13,100	\$18,700	\$627,600	\$659,400
HVAC	-	\$39,500	\$574,500	\$215,400	\$736,900	\$1,566,200
Fire Protection	-	-	-	\$131,500	-	\$131,500
Electrical	-	\$73,800	\$529,900	\$247,900	\$280,100	\$1,131,700
Fire Alarm & Electronic Systems	-	\$257,200	\$546,300	-	\$756,500	\$1,560,000
Equipment & Furnishings	-	\$659,200	\$150,300	-	\$300,900	\$1,110,500
Follow-up Studies	\$3,500	-	-	-	-	\$3,500
TOTALS (3% inflation)	\$3,500	\$1,073,300	\$2,551,200	\$2,780,900	\$4,669,400	\$11,078,300

3. Site Summary



Site Information		
Site Area	7.9 acres	
Parking Spaces	155 total spaces all in open lots; 3 of which are accessible.	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Pole mounted and Building-mounted signage; chain link fencing; no dumpster enclosures Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway	Fair
Ancillary Structures	Storage shed	Good

Site Information	
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	\$8,800	\$8,800
Site Development	-	\$6,400	\$43,500	\$212,700	\$6,200	\$268,900
Site Pavement	-	-	\$25,600	\$253,500	\$74,200	\$353,200
Site Utilities	-	-	\$137,700	-	-	\$137,700
TOTALS (3% inflation)	-	\$6,400	\$206,800	\$466,200	\$89,200	\$768,600

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	1967 / 2008	No	No
Main Building	1967 / 2008	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 College Gardens Elementary School, 1700 Yale Place, Rockville, MD 20850, 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.

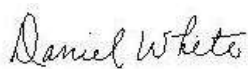
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Chris McCartney
Project Assessor

Reviewed by: 

Daniel White
Technical Report Reviewer for,
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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 - STRUCTURAL ELEMENTS



6 - MAIN ENTRANCE

Photographic Overview



7 - BUILDING FACADE



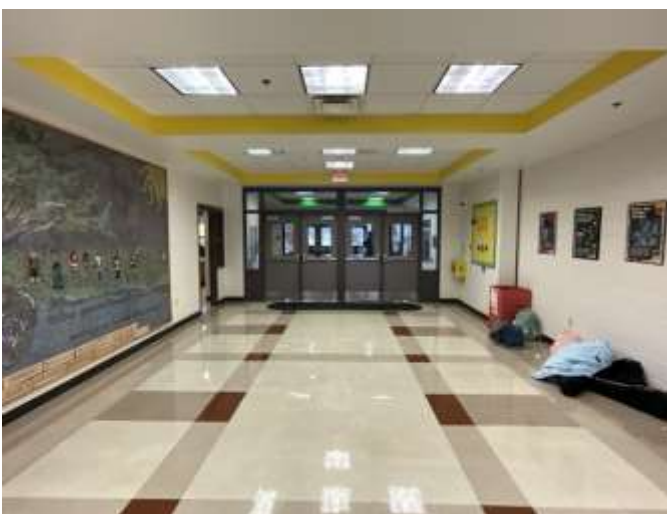
8 - PRIMARY ROOF OVERVIEW



9 - DRAINAGE ELEMENTS



10 - VESTIBULE



11 - LOBBY



12 - RECEPTION AREA

Photographic Overview



13 - LIBRARY



14 - TYPICAL HALLWAY



15 - GYMNASIUM



16 - TYPICAL HALLWAY



17 - RESTROOM



18 - COMMERCIAL KITCHEN

Photographic Overview



19 - CAFETERIA



20 - STAGE



21 - TYPICAL CLASSROOM



22 - CAB FINISHES



23 - DOMESTIC HOT WATER SUPPLY



24 - MAIN MECHANICAL ROOM

Photographic Overview



25 - BOILERS AND PUMPS



26 - SECONDARY MECHANICAL ROOM



27 - MAIN ELECTRICAL ROOM



28 - EMERGENCY GENERATOR



29 - FIRE ALARM PANEL



30 - FIRE PROTECTION ROOM

Photographic Overview



31 - MAIN PARKING AREA



32 - SECONDARY PARKING AREA



33 - DUMPSTER AREA



34 - COURTYARD



35 - PLAYGROUND

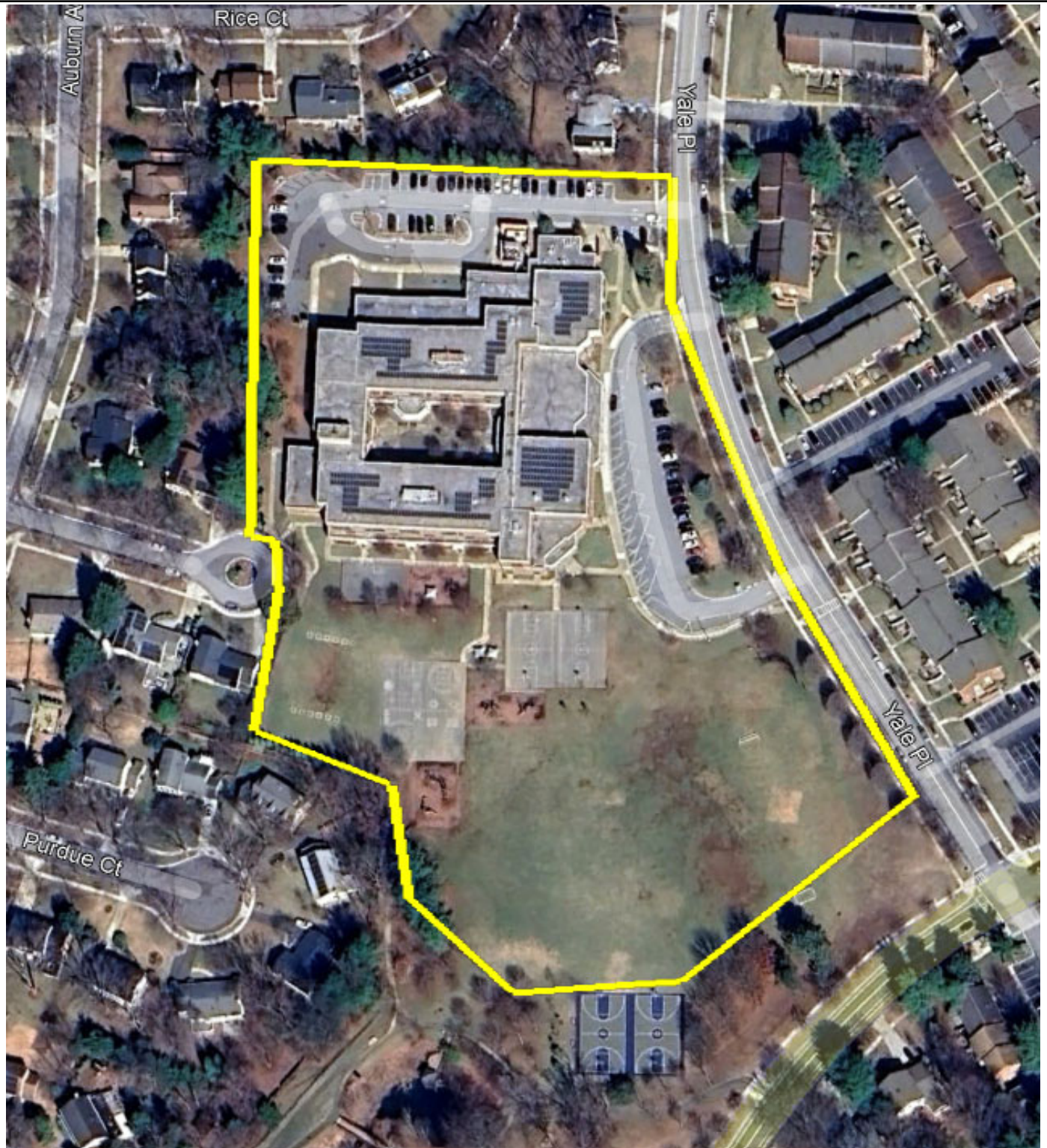


36 - SPORTS FIELDS

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-031.354

Project Name

College Gardens Elementary School

Source

Google

On-Site Date

October 17, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: College Gardens Elementary School

Name of person completing form: Gavin Lewis

Title / Association w/ property: Maintenance manager

Length of time associated w/ property: 3 years

Date Completed: 11/16/2025

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1967	Renovated 2007	
2	Building size in SF	97,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		Library carpet 4 years old
		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?	✗				Water fountains seem to have an issue as far as with supply and distribution of water
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?	✗				BAS most likely obsolete or not working properly
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?	✗				Additional lighting on the sides of the building as well as the rear of the building
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?	✗				2025
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				2025
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: College Gardens Elementary School

BV Project Number: 172559.25R000-031.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2025
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			2025
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

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 ?			✗	

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



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

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Substructure	Good	Slab-on-Grade, Concrete	96,986 SF	59	10053713
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls	96,986 SF	58	10035674
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	19,000 SF	4	10035647
B2020	Building Exterior	Fair	Glazing, any type by SF	7,000 SF	13	10035709
B2020	Throughout Building	Fair	Storefront, Glazing & Framing	3,500 SF	13	10035694
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	39	23	10035737
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	13	10035736
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	81,500 SF	7	10035771
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	28	23	10035755
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	228	23	10035638
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	72,750 SF	8	10035705
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	36	2	10035631
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	19,400 SF	7	10035685
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	174,600 SF	3	10035758
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	19,400 SF	22	10035727
C2030	Gymnasium	Fair	Flooring, Wood, Sports	5,000 SF	8	10035756
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	4,900 SF	3	10035672
C2030	Restrooms	Fair	Flooring, Ceramic Tile	9,700 SF	22	10035643
C2030	A112A	Good	Flooring, Quarry Tile	4,900 SF	32	10035644
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	67,900 SF	3	10035716

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	2	10035773
D1010	B114	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate [1 MLV]	1	12	10035657
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	2	10035706
Plumbing						
D2010	A117B	Fair	Pump, Circulation/Booster, Domestic Water, 15 HP [PUMP 2]	1	7	10035701
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	70	12	10035663
D2010	Restrooms	Fair	Urinal, Standard	12	12	10035776
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	3	10035668
D2010	A117B	Fair	Pump, Circulation/Booster, Domestic Water, 15 HP [PUMP 1]	1	7	10035615
D2010	A117B	Fair	Backflow Preventer, Domestic Water, 1 IN	1	12	10035748
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	72	12	10035744
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	72	12	10035619
D2010	A117B	Good	Water Heater, Gas, Commercial (200 MBH), 199 GAL	1	16	10035623
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	96,986 SF	23	10053660
HVAC						
D3020	A117B	Fair	Boiler, Gas, HVAC, 500 MBH [BOILER 1]	1	13	10035670
D3020	Throughout Building	Fair	Unit Heater, Electric, 3 kW	6	3	10035729
D3020	A117B	Fair	Boiler Supplemental Components, Expansion Tank, 250 GAL	1	23	10035666
D3020	A117B	Fair	Boiler Supplemental Components, Expansion Tank, 100 GAL	1	23	10035692
D3020	A117B	Fair	Boiler, Gas, HVAC, 500 MBH [BOILER 2]	1	13	10035639
D3030	D248	Fair	Heat Pump, Water Source, 4 TON, 4 TON [WSHP 32]	1	3	10035743
D3030	B124	Fair	Heat Pump, Water Source, 5 TON, 5 TON [WSHP 15]	1	2	10035655
D3030	C138	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 28]	1	2	10035712
D3030	A245	Fair	Heat Pump, Water Source, 20 TON, 20 TON [WSHP 3]	1	3	10035667

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	A102	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [WSHP 5]	1	3	10035714
D3030	B209	Fair	Heat Pump, Water Source, 5 TON, 5 TON [WSHP 47]	1	3	10035711
D3030	B206	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 50]	1	3	10035735
D3030	C238	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 35]	1	3	10035770
D3030	D231	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 38]	1	3	10035690
D3030	A256	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 2]	1	3	10035686
D3030	D139	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 16]	1	3	10035658
D3030	A245	Fair	Heat Pump, Water Source, 10 TON, 10 TON [WSHP 6]	1	3	10035730
D3030	C238	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP 40]	1	3	10035633
D3030	D244	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 34]	1	3	10035725
D3030	A103	Fair	Heat Pump, Water Source, 5 TON, 6 TON [WSHP 7]	1	3	10035717
D3030	D237	Fair	Heat Pump, Water Source, 5 TON, 5 TON [WSHP 36]	1	3	10035650
D3030	C154	Fair	Heat Pump, Water Source, 5 TON, 5 TON [WSHP 20]	1	3	10035782
D3030	B203	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 48]	1	3	10035777
D3030	B213	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [WSHP 46]	1	3	10035683
D3030	Site Utility Areas	Fair	Cooling Tower, (Typical) Open Circuit , 501 to 1000 TON, 644 TON [Cooling Tower]	1	8	10035750
D3030	B206	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 51]	1	3	10035634
D3030	C218	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 55]	1	3	10035718
D3030	D155	Fair	Heat Pump, Water Source, 3 TON [WSHP 23]	1	3	10035785
D3030	D149	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 25]	1	3	10035788
D3030	C132	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 53]	1	3	10035805
D3030	A256	Fair	Heat Pump, Water Source, 5 TON, 1 TON [WSHP 1]	1	3	10035800
D3030	B124	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 14]	1	3	10035754
D3030	C218	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 54]	1	3	10035689
D3030	D149	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 24]	1	3	10035802

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	C224	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 42]	1	3	10035616
D3030	D231	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 39]	1	3	10035741
D3030	B200	Fair	Heat Pump, Water Source, 10 TON, 10 TON	1	3	10035799
D3030	C138	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 29]	1	3	10035789
D3030	A245	Fair	Heat Pump, Water Source, 20 TON, 20 TON [WSHP 4]	1	3	10035710
D3030	D237	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 37]	1	3	10035767
D3030	B213	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP 45]	1	3	10035762
D3030	A102	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 31]	1	3	10035676
D3030	C132	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [WSHP 52]	1	3	10035649
D3030	D248	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 33]	1	3	10035769
D3030	A245	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 43]	1	3	10035713
D3030	C166	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 18]	1	3	10035651
D3030	D155	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 22]	1	3	10035786
D3030	C224	Fair	Heat Pump, Water Source, 5 TON, 5 TON [WSHP 41]	1	3	10035677
D3030	B203	Fair	Heat Pump, Water Source, 5 TON, 4 TON [WSHP 49]	1	3	10035715
D3030	C150	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 21]	1	3	10035611
D3030	A117B	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [WSHP 11]	1	3	10035765
D3030	C170	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 17]	1	3	10035772
D3030	A117B	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [WSHP 9]	1	3	10035783
D3030	A117B	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 13]	1	3	10035620
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	10035708
D3030	A117B	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP 12]	1	3	10035722
D3030	C160	Fair	Heat Pump, Water Source, 5 TON, 3 TON [WSHP 19]	1	3	10035661
D3030	A245	Fair	Heat Pump, Water Source, 10 TON, 10 TON [WSHP 30]	1	3	10035734
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	96,986 SF	13	10035774

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	A256	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, 15000 [ERU 3]	1	13	10035660
D3050	Roof	Fair	Air Handler, Exterior AHU, 10000 CFM [ERU 1]	1	3	10035646
D3050	Roof	Fair	Air Handler, Exterior AHU, 10000 CFM	1	3	10035669
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	96,986 SF	23	10035610
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 2 CFM	1	2	10035635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 2 CFM	1	2	10035621
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	96,986 SF	8	10035626
Electrical						
D5010	Site Utility Area	Fair	Generator, Diesel, 206 KW	1	8	10035791
D5010	A117E	Fair	Automatic Transfer Switch, ATS, 300 AMP [TRANSFER SWITCH EMH]	1	7	10035775
D5010	Site Utility Area	Fair	Generator, Gas or Gasoline, 125 KW	1	8	10035801
D5010	A117E	Fair	Automatic Transfer Switch, ATS, 250 AMP [TRANSFER SWITCH HEM]	1	7	10035684
D5020	A117E	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TRANSFORMER EML]	1	12	10035768
D5020	A117E	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSFORMER CPA]	1	12	10035675
D5020	A117B	Fair	Distribution Panel, 120/208 V, 250 AMP [BRH]	1	12	10035632
D5020	A117E	Fair	Distribution Panel, 120/208 V, 250 AMP [LA]	1	12	10035664
D5020	C223	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TRANSFORMER LC]	1	12	10035806
D5020	B126	Fair	Distribution Panel, 277/480 V, 45 AMP [HD]	1	12	10035614
D5020	A117E	Fair	Distribution Panel, 277/480 V, 250 AMP [HEM]	1	12	10035759
D5020	A117E	Fair	Distribution Panel, 277/480 V, 250 AMP [DPA]	1	12	10035792
D5020	A112A	Fair	Distribution Panel, 120/208 V, 250 AMP [HB]	1	12	10035642
D5020	A245	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TRANSFORMER CPE]	1	12	10035653
D5020	A117B	Fair	Distribution Panel, 120/208 V, 250 AMP [BRL]	1	12	10035796
D5020	C223	Fair	Distribution Panel, 120/208 V, 250 AMP [LC]	1	12	10035719

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	C223	Fair	Distribution Panel, 120/208 V, 250 AMP [CPC]	1	12	10035803
D5020	C223	Fair	Distribution Panel, 277/480 V, 400 AMP [HC]	1	12	10035678
D5020	A245	Fair	Distribution Panel, 120/208 V, 250 AMP [CPE]	1	12	10035698
D5020	B126	Fair	Distribution Panel, 120/208 V, 250 AMP [LD]	1	12	10035757
D5020	B126	Fair	Distribution Panel, 277/480 V, 45 AMP [HD]	1	12	10035723
D5020	A245	Fair	Distribution Panel, 277/480 V, 250 AMP [HE]	1	12	10035740
D5020	A245	Fair	Distribution Panel, 277/480 V, 250 AMP [HE]	1	12	10035671
D5020	A245	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSFORMER LE]	1	12	10035627
D5020	A112A	Fair	Distribution Panel, 120/208 V, 250 AMP [LB]	1	12	10035682
D5020	A117B	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TRANSFORMER BRL]	1	12	10035781
D5020	A117E	Fair	Distribution Panel, 277/480 V, 250 AMP [EMH]	1	12	10035640
D5020	C223	Fair	Distribution Panel, 277/480 V, 400 AMP [HC]	1	12	10035726
D5020	A161	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TRANSFORMER LG]	1	12	10035630
D5020	A161	Fair	Distribution Panel, 277/480 V, 250 AMP [HG]	1	12	10035699
D5020	A117E	Fair	Distribution Panel, 120/208 V, 250 AMP [CPA]	1	12	10035794
D5020	A112A	Fair	Distribution Panel, 277/480 V, 250 AMP [HB]	1	12	10035804
D5020	A117E	Fair	Distribution Panel, 277/480 V, 250 AMP [LEM]	1	12	10035728
D5020	A245	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	12	10035656
D5020	B126	Fair	Distribution Panel, 120/208 V, 250 AMP [CPD]	1	12	10035641
D5020	B126	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	12	10035749
D5020	A117E	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TRANSFORMER LA-K]	1	12	10035745
D5020	A112A	Fair	Distribution Panel, 120/208 V, 250 AMP [CPB]	1	12	10035742
D5020	A117E	Fair	Switchboard, 277/480 V, 250 AMP [MAIN SWBD]	1	22	10035691
D5020	A117E	Fair	Distribution Panel, 277/480 V, 250 AMP [EML]	1	12	10035612
D5020	A245	Fair	Distribution Panel, 277/480 V, 250 AMP [LE]	1	12	10035625

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	A117E	Fair	Distribution Panel, 120/208 V, 250 AMP [HA]	1	12	10035697
D5020	A117E	Fair	Distribution Panel, 120/208 V, 250 AMP [LA]	1	12	10035696
D5020	A161	Fair	Distribution Panel, 277/480 V, 250 AMP [LG]	1	12	10035778
D5020	A117E	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TRANSFORMER LEM]	1	12	10035807
D5030	A117B	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install	1	2	10035733
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	96,986	SF 23	10035654
D5030	A117B	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install	1	2	10035720
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	32	2	10035766
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	96,986	SF 3	10035739
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	2	10035693
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement, 250 WATT	20	2	10035629
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	96,986	SF 3	10035652
D7050	A117E	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	96,986	SF 3	10035751
D7050	A117E	Fair	Fire Alarm Panel, Fully Addressable	1	3	10035702
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	96,986	SF 2	10035793
Equipment & Furnishings						
E1030	A112A	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	10035617
E1030	A112A	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10035688
E1030	A112A	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	10035618
E1030	A112A	Fair	Foodservice Equipment, Griddle	1	3	10035747
E1030	Throughout Building	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	24	12	10035721
E1030	A112A	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	10035679
E1030	A112A	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10035680
E1030	A112A	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10035764

Component Condition Report | College Gardens Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	A112A	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10035637
E1030	A112A	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10035613
E1030	A112A	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	2	10035797
E1030	A112A	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	10035703
E1030	A112A	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	10035763
E1040	B122	Fair	Ceramics Equipment, Kiln	2	2	10035724
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	4	12	10035622
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	320 SF	3	10035732
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	2	12	10035665
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	4	12	10035753
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	2,000 LF	2	10035700
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	1,200 LF	3	10035790

Follow-up Studies

P2030	Throughout Building	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	10035738
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Component Condition Report | College Gardens Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Parking Areas	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	19	10035795
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,000 SF	7	10035746
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,000 SF	3	10035704
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,500 SF	33	10035673
Athletic, Recreational & Playfield Areas						
G2050	Playground	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	19,000 SF	8	10053714

Component Condition Report | College Gardens Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	10035784
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	10035648
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	6	10035731
G2050	Site	Fair	Play Structure, Climbing Wall, by vertical surface area	200 SF	6	10035636
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	10035628
G2050	Site	Poor	Playground Surfaces, Rubber, Poured-in-Place	240 SF	1	10035681
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	10035761
Sitework						
G2060	Site Utility Areas	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	2	18	10035687
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,800 LF	23	10035707
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	725 LF	22	10035752
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	10035779
G2060	Site Parking Areas	Fair	Flagpole, Metal	1	13	10035695
G2060	Site Utility Areas	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	150 LF	23	10035659
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	2	3	10035798
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 WATT, Replace/Install	18	3	10035645

Appendix F:

Replacement Reserves

Replacement Reserves Report



3/9/2026

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
College Gardens Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
College Gardens Elementary School / Main Building	\$3,500	\$0	\$1,073,275	\$2,511,469	\$39,775	\$0	\$0	\$1,791,065	\$989,854	\$0	\$0	\$0	\$1,050,444	\$2,039,461	\$0	\$0	\$26,638	\$421,253	\$1,131,662	\$0	\$0	\$11,078,397
College Gardens Elementary School / Site	\$0	\$6,427	\$0	\$166,204	\$0	\$40,575	\$105,077	\$247,205	\$113,883	\$0	\$0	\$0	\$0	\$38,035	\$0	\$0	\$0	\$42,391	\$8,768	\$0	\$0	\$768,563
Grand Total	\$3,500	\$6,427	\$1,073,275	\$2,677,673	\$39,775	\$40,575	\$105,077	\$2,038,270	\$1,103,737	\$0	\$0	\$0	\$1,050,444	\$2,077,496	\$0	\$0	\$26,638	\$421,253	\$1,174,052	\$8,768	\$0	\$11,846,960

College Gardens Elementary School

College Gardens Elementary School / Main Building

Form	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	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	10035647	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain		20	16	4	19000	SF	\$1.86	\$35,340								\$35,340														\$35,340		
B2020		Building Exterior	10035709	Glazing, any type by SF, Replace		30	17	13	7000	SF	\$55.00	\$385,000														\$385,000									\$385,000	
B2020		Throughout Building	10035694	Storefront, Glazing & Framing, Replace		30	17	13	3500	SF	\$55.00	\$192,500														\$192,500									\$192,500	
B2050		Building Exterior	10035736	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace		30	17	13	2	EA	\$3,200.00	\$6,400														\$6,400									\$6,400	
B3010		Roof	10035771	Roofing, Built-Up, Replace		25	18	7	81500	SF	\$14.00	\$1,141,000								\$1,141,000															\$1,141,000	
C1070		Throughout Building	10035705	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	17	8	72750	SF	\$3.50	\$254,625									\$254,625														\$254,625	
C1090		Restrooms	10035631	Toilet Partitions, Plastic/Laminate, Replace		20	18	2	36	EA	\$750.00	\$27,000			\$27,000																				\$27,000	
C2010		Throughout Building	10035758	Wall Finishes, any surface, Prep & Paint		10	7	3	174600	SF	\$1.50	\$261,900				\$261,900										\$261,900									\$261,900	
C2010		Throughout Building	10035685	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace		25	18	7	19400	SF	\$14.00	\$271,600								\$271,600															\$271,600	
C2030		Throughout Building	10035716	Flooring, Vinyl Tile (VCT), Replace		15	12	3	67900	SF	\$5.00	\$339,500				\$339,500																	\$339,500			\$339,500
C2030		Office Areas	10035672	Flooring, Carpet, Commercial Standard, Replace		10	7	3	4900	SF	\$7.50	\$36,750				\$36,750										\$36,750									\$36,750	
C2030		Gymnasium	10035756	Flooring, Wood, Sports, Replace		30	22	8	5000	SF	\$17.00	\$85,000									\$85,000														\$85,000	
D1010		Elevator Shafts/Utility	10035773	Elevator Controls, Automatic, 1 Car, Replace		20	18	2	1	EA	\$5,000.00	\$5,000			\$5,000																				\$5,000	
D1010		Elevator Shafts/Utility	10035706	Elevator Cab Finishes, Standard, Replace		15	13	2	1	EA	\$9,000.00	\$9,000			\$9,000															\$9,000					\$9,000	
D1010		B114	10035657	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	18	12	1	EA	\$55,000.00	\$55,000													\$55,000										\$55,000	
D2010		A117B	10035701	Pump, Circulation/Booster, Domestic Water, Replace		25	18	7	1	EA	\$7,600.00	\$7,600								\$7,600															\$7,600	
D2010		A117B	10035615	Pump, Circulation/Booster, Domestic Water, Replace		25	18	7	1	EA	\$7,600.00	\$7,600								\$7,600															\$7,600	
D2010		A117B	10035623	Water Heater, Gas, Commercial (200 MBH), Replace		20	4	16	1	EA	\$16,600.00	\$16,600																		\$16,600					\$16,600	
D2010		A117B	10035748	Backflow Preventer, Domestic Water, Replace		30	18	12	1	EA	\$1,400.00	\$1,400													\$1,400										\$1,400	
D2010		Throughout Building	10035668	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	12	3	8	EA	\$1,500.00	\$12,000				\$12,000																\$12,000			\$12,000	
D2010		Restrooms	10035663	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	18	12	70	EA	\$1,700.00	\$119,000													\$119,000										\$119,000	
D2010		Restrooms	10035776	Urinal, Standard, Replace		30	18	12	12	EA	\$1,100.00	\$13,200														\$13,200									\$13,200	
D2010		Restrooms	10035744	Toilet, Commercial Water Closet, Replace		30	18	12	72	EA	\$1,300.00	\$93,600														\$93,600									\$93,600	
D2010		Restrooms	10035619	Sink/Lavatory, Trough Style, Solid Surface, Replace		30	18	12	72	EA	\$2,500.00	\$180,000													\$180,000										\$180,000	
D3020		A117B	10035670	Boiler, Gas, HVAC, Replace		30	17	13	1	EA	\$20,000.00	\$20,000														\$20,000									\$20,000	
D3020		A117B	10035639	Boiler, Gas, HVAC, Replace		30	17	13	1	EA	\$20,000.00	\$20,000														\$20,000									\$20,000	
D3020		Throughout Building	10035729	Unit Heater, Electric, Replace		20	17	3	6	EA	\$1,800.00	\$10,800				\$10,800																			\$10,800	
D3030		Site Utility Areas	10035750	Cooling Tower, (Typical) Open Circuit , 501 to 1000 TON, Replace		25	17	8	1	EA	\$170,000.00	\$170,000									\$170,000														\$170,000	
D3030		B124	10035655	Heat Pump, Water Source, 5 TON, Replace		20	18	2	1	EA	\$5,900.00	\$5,900			\$5,900																				\$5,900	
D3030		C138	10035712	Heat Pump, Water Source, 5 TON, Replace		20	18	2	1	EA	\$5,900.00	\$5,900			\$5,900																				\$5,900	
D3030		Roof	10035708	Split System, Condensing Unit/Heat Pump, Replace		15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400																\$3,400				\$3,400	
D3030		D248	10035743	Heat Pump, Water Source, 4 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		A245	10035667	Heat Pump, Water Source, 20 TON, Replace		20	17	3	1	EA	\$26,000.00	\$26,000				\$26,000																			\$26,000	
D3030		A102	10035714	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		B209	10035711	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		B206	10035735	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		C238	10035770	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		D231	10035690	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		A256	10035686	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		D139	10035658	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		A245	10035730	Heat Pump, Water Source, 10 TON, Replace		20	17	3	1	EA	\$11,800.00	\$11,800				\$11,800																			\$11,800	
D3030		C238	10035633	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		D244	10035725	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		A103	10035717	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		D237	10035650	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		C154	10035782	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		B203	10035777	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		B213	10035683	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	
D3030		B206	10035634	Heat Pump, Water Source, 5 TON, Replace		20	17	3	1	EA	\$5,900.00	\$5,900				\$5,900																			\$5,900	

Replacement Reserves Report



3/9/2026

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
D5020	A117B	10035796	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	C223	10035719	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	C223	10035803	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	C223	10035678	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$5,300.00	\$5,300													\$5,300									\$5,300
D5020	A245	10035698	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	B126	10035757	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	B126	10035723	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$5,300.00	\$5,300													\$5,300									\$5,300
D5020	A245	10035740	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A245	10035671	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A112A	10035682	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A117E	10035640	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	C223	10035726	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$5,300.00	\$5,300													\$5,300									\$5,300
D5020	A161	10035699	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A117E	10035794	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A112A	10035804	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A117E	10035728	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A245	10035656	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$14,000.00	\$14,000													\$14,000									\$14,000
D5020	B126	10035641	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A112A	10035742	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A117E	10035612	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A245	10035625	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5020	A117E	10035697	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A117E	10035696	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	\$2,000.00	\$2,000													\$2,000									\$2,000
D5020	A161	10035778	Distribution Panel, 277/480 V, Replace	30	18	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000
D5030	A117B	10035733	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$10,000.00	\$10,000			\$10,000																			\$10,000
D5030	A117B	10035720	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	18	2	1	EA	\$10,000.00	\$10,000			\$10,000																			\$10,000
D5040	Building Exterior	10035766	Exterior Light, any type, w/ LED Replacement, Replace	20	18	2	32	EA	\$800.00	\$25,600			\$25,600																			\$25,600
D5040	Building Exterior	10035693	Exterior Light, any type, w/ LED Replacement, Replace	20	18	2	8	EA	\$400.00	\$3,200			\$3,200																			\$3,200
D5040	Gymnasium	10035629	High Intensity Discharge (HID) Fixture, any type Interior High Bay, w/ LED Replacement, Replace	20	18	2	20	EA	\$1,040.00	\$20,800			\$20,800																			\$20,800
D5040	Throughout Building	10035739	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	96986	SF	\$5.00	\$484,930				\$484,930																		\$484,930
D7030	Throughout Building	10035652	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	96986	SF	\$2.00	\$193,972				\$193,972													\$193,972					\$387,944
D7050	A117E	10035751	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	96986	SF	\$3.00	\$290,958				\$290,958																		\$290,958
D7050	A117E	10035702	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000														\$15,000				\$30,000
D8010	Throughout Building	10035793	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	96986	SF	\$2.50	\$242,465			\$242,465														\$242,465					\$484,930
E1030	A112A	10035797	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	18	2	1	EA	\$15,000.00	\$15,000			\$15,000																			\$15,000
E1030	A112A	10035617	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500														\$4,500				\$9,000
E1030	A112A	10035688	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	A112A	10035618	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	A112A	10035747	Foodservice Equipment, Griddle, Replace	15	12	3	1	EA	\$7,000.00	\$7,000				\$7,000														\$7,000				\$14,000
E1030	A112A	10035679	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																		\$25,000
E1030	A112A	10035680	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600														\$3,600				\$7,200
E1030	A112A	10035764	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700													\$5,700					\$11,400
E1030	A112A	10035637	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280									\$8,280									\$16,560
E1030	A112A	10035613	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	A112A	10035703	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200
E1030	A112A	10035763	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200
E1030	Throughout Building	10035721	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	18	12	24	EA	\$1,600.00	\$38,400													\$38,400									\$38,400
E1040	B122	10035724	Ceramics Equipment, Kiln, Replace	20	18	2	2	EA	\$3,200.00	\$6,400			\$6,400																			\$6,400
E1070	Cafeteria	10035732	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	320	SF	\$13.00	\$4,160				\$4,160														\$4,160				\$8,320
E1070	Gymnasium	10035622	Basketball Backboard, Wall-Mounted, Operable, Operable	30	18	12	4	EA	\$4,300.00	\$17,200													\$17,200									\$17,200
E1070	Gymnasium	10035665	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	18	12	2	EA	\$7,830.00	\$15,660													\$15,660									\$15,660
E1070	Gymnasium	10035753	Gym Scoreboard, Electronic Basic, Replace	30	18	12	4	EA	\$1,700.00	\$6,800													\$6,800									\$6,800
E2010	Throughout Building	10035700	Casework, Cabinetry, Standard, Replace	20	18	2	2000	LF	\$300.00	\$600,000			\$600,000																			\$600,000
E2010	Throughout Building	10035790	Casework, Countertop, Plastic Laminate, Replace	15	12	3	1200	LF	\$50.00	\$60,000				\$60,000														\$60,000				\$120,000
P2030	Throughout Building	10035738	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	\$3,500.00	\$3,500	\$3,500																					\$3,500
Totals, Unescalated											\$3,500	\$0	\$1,011,665	\$2,298,350	\$35,340	\$0	\$0	\$1,456,300	\$781,400	\$0	\$0	\$0	\$736,760	\$1,388,774	\$0	\$0	\$16,600	\$254,865	\$664,732	\$0	\$0	\$8,648,286

Replacement Reserves Report



3/9/2026

College Gardens Elementary School / Site																																	
Uniformat Code	Location	DescriptionID	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 Parking Areas	10035795	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	11	19	200	SF	\$25.00	\$5,000																				\$5,000		\$5,000	
G2020	Site Parking Areas	10035704	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	52000	SF	\$0.45	\$23,400				\$23,400					\$23,400											\$23,400			\$93,600
G2020	Site Parking Areas	10035746	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	52000	SF	\$3.50	\$182,000								\$182,000															\$182,000
G2050	Site	10035628	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	\$4,750.00	\$19,000								\$19,000															\$19,000
G2050	Playground	10053714	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	17	8	19000	SF	\$3.50	\$66,500									\$66,500														\$66,500
G2050	Site	10035681	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	19	1	240	SF	\$26.00	\$6,240		\$6,240																					\$6,240
G2050	Site	10035648	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000																	\$35,000
G2050	Site	10035784	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	\$35,000.00	\$35,000							\$35,000																\$35,000
G2050	Site	10035731	Play Structure, Multipurpose, Large, Replace	20	14	6	1	EA	\$35,000.00	\$35,000							\$35,000																\$35,000
G2050	Site	10035636	Play Structure, Climbing Wall, by vertical surface area, Replace	15	9	6	200	SF	\$40.00	\$8,000							\$8,000																\$8,000
G2050	Site	10035761	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000																\$10,000
G2060	Site General	10035798	Bike Rack, Fixed 1-5 Bikes, Replace	20	17	3	2	EA	\$600.00	\$1,200				\$1,200																			\$1,200
G2060	Site Utility Areas	10035687	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	7	18	2	EA	\$750.00	\$1,500																				\$1,500			\$1,500
G2060	Site	10035779	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500
G2060	Site Parking Areas	10035695	Flagpole, Metal, Replace	30	17	13	1	EA	\$2,500.00	\$2,500														\$2,500									\$2,500
G4050	Site	10035645	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	17	3	18	EA	\$7,000.00	\$126,000				\$126,000																			\$126,000
Totals, Unescalated											\$0	\$6,240	\$0	\$152,100	\$0	\$35,000	\$88,000	\$201,000	\$89,900	\$0	\$0	\$0	\$0	\$25,900	\$0	\$0	\$0	\$0	\$24,900	\$5,000	\$0	\$628,040	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,427	\$0	\$166,204	\$0	\$40,575	\$105,077	\$247,205	\$113,883	\$0	\$0	\$0	\$0	\$38,035	\$0	\$0	\$0	\$0	\$42,391	\$8,768	\$0	\$768,563	

* 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	10035773	D1010	Elevator Controls	Automatic, 1 Car		College Gardens Elementary School / Main Building	Elevator Shafts/Utility	Schindler Elevator Corporation	No dataplate	No dataplate	2007		
2	10035657	D1010	Passenger Elevator [1 MLV]	Hydraulic, 2 Floors	2500 LB	College Gardens Elementary School / Main Building	B114	Schindler Elevator Corporation	EGD-1879	7271-27602	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10035615	D2010	Pump [PUMP 1]	Circulation/Booster, Domestic Water	15 HP	College Gardens Elementary School / Main Building	A117B	Emerson	AS93	422701.002	2007		
2	10035701	D2010	Pump [PUMP 2]	Circulation/Booster, Domestic Water	15 HP	College Gardens Elementary School / Main Building	A117B	Emerson	AS93	422701-002	2007		
3	10035623	D2010	Water Heater	Gas, Commercial (200 MBH)	199 GAL	College Gardens Elementary School / Main Building	A117B	State	SBD-100-199NES 118	2116123985447	2021		
4	10035748	D2010	Backflow Preventer	Domestic Water	1 IN	College Gardens Elementary School / Main Building	A117B	No dataplate	No dataplate	No dataplate	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10035670	D3020	Boiler [BOILER 1]	Gas, HVAC	500 MBH	College Gardens Elementary School / Main Building	A117B	Fulton	PHW-500	104157	2008		
2	10035639	D3020	Boiler [BOILER 2]	Gas, HVAC	500 MBH	College Gardens Elementary School / Main Building	A117B	Fulton	PHW-500	104165	2008		
3	10035729	D3020	Unit Heater	Electric	3 kW	College Gardens Elementary School / Main Building	Throughout Building	Trane	UHEC-033DACA	Inaccessible	2008		6
4	10035666	D3020	Boiler Supplemental Components	Expansion Tank	250 GAL	College Gardens Elementary School / Main Building	A117B	No dataplate	No dataplate	No dataplate	2008		
5	10035692	D3020	Boiler Supplemental Components	Expansion Tank	100 GAL	College Gardens Elementary School / Main Building	A117B	Bell & Gossett	No dataplate	No dataplate	2008		
6	10035750	D3030	Cooling Tower [Cooling Tower]	(Typical) Open Circuit , 501 to 1000 TON	644 TON	College Gardens Elementary School / Main Building	Site Utility Areas	Baltimore Aircoil Company	FXV-644	U070131101	2008		
7	10035799	D3030	Heat Pump	Water Source, 10 TON	10 TON	College Gardens Elementary School / Main Building	B200	Trane	GEVE06041H02B0TLB01010010000000000A	W21G15178	2008		
8	10035765	D3030	Heat Pump [WSHP 11]	Water Source, 5 TON	1.5 TON	College Gardens Elementary School / Main Building	A117B	Trane	GEVB01811T02A0TLC000000100000000000	W07F41176	2008		
9	10035611	D3030	Heat Pump [WSHP 21]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	C150	Trane	GEVB03641T02A0TLC000000100000000000	W07F41184	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10035715	D3030	Heat Pump [WSHP 49]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	B203	Trane	GEVB04841T82A0TRC600000100000000000	W87F39583	2008		
11	10035800	D3030	Heat Pump [WSHP 1]	Water Source, 5 TON	1 TON	College Gardens Elementary School / Main Building	A256	Trane	GEVB01211T02B0TLC000000100000000000	W07F39564	2008		
12	10035722	D3030	Heat Pump [WSHP 12]	Water Source, 5 TON	2 TON	College Gardens Elementary School / Main Building	A117B	Trane	GEVB82441T82ABTRC000000100000000000	W07F41177	2008		
13	10035620	D3030	Heat Pump [WSHP 13]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	A117B	Trane	GEVB03641T02A0TRC000000100000000000	W07F41178	2008		
14	10035754	D3030	Heat Pump [WSHP 14]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	B124	Trane	GEVB04841T02A0TLC000000100000000000	W87F41179	2008		
15	10035655	D3030	Heat Pump [WSHP 15]	Water Source, 5 TON	5 TON	College Gardens Elementary School / Main Building	B124	Trane	GEVB06041T02A0TRC000000100000000000	W07F41188	2008		
16	10035658	D3030	Heat Pump [WSHP 16]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	D139	Trane	GEVB04841T02A0TLC0000000000	W07F41181	2008		
17	10035772	D3030	Heat Pump [WSHP 17]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	C170	Trane	GEVB03641T02A0TRC000000100000000000	W87F41182	2008		
18	10035651	D3030	Heat Pump [WSHP 18]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	C166	Trane	GEVB03641T02A0TLC000000100000000000	W07F41183	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	10035661	D3030	Heat Pump [WSHP 19]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	C160	Trane	GEVB03641T02A0TRC000000100000000000	W07F41185	2008		
20	10035686	D3030	Heat Pump [WSHP 2]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	A256	Trane	GEVB04841T82A0TLC000000100000000000	W07F39565	2008		
21	10035782	D3030	Heat Pump [WSHP 20]	Water Source, 5 TON	5 TON	College Gardens Elementary School / Main Building	C154	Trane	GEVB06041T02A0TRC000000100000000000	W07F41186	2008		
22	10035786	D3030	Heat Pump [WSHP 22]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D155	Trane	GEVB03641T82A0TLC000000100000000000	W07F41187	2008		
23	10035785	D3030	Heat Pump [WSHP 23]	Water Source	3 TON	College Gardens Elementary School / Main Building	D155	Trane	GEVB03641T02A0TRC000000100000000000	W07F41188	2008		
24	10035802	D3030	Heat Pump [WSHP 24]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D149	Trane	GEVB83641T82A0TLC000000010000000000	W87F41198	2008		
25	10035788	D3030	Heat Pump [WSHP 25]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D149	Trane	GEVB03641T02A0TRC000000100000000000	W07F41191	2008		
26	10035712	D3030	Heat Pump [WSHP 28]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	C138	Trane	GEVB06041T02A0TRC000000100000000000	W07F41194	2008		
27	10035789	D3030	Heat Pump [WSHP 29]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	C138	Trane	GEVB04241T02A0TLC000000100000000000	W07F41195	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	10035667	D3030	Heat Pump [WSHP 3]	Water Source, 20 TON	20 TON	College Gardens Elementary School / Main Building	A245	Trane	GEVB24841D8CABTBC888888100000000000	W87E31143	2008		
29	10035734	D3030	Heat Pump [WSHP 30]	Water Source, 10 TON	10 TON	College Gardens Elementary School / Main Building	A245	Trane	GEVB12041D0DB0TBC000000100000000000	W07E31147	2008		
30	10035676	D3030	Heat Pump [WSHP 31]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	A102	Trane	GEVB04841T82ABTRC000000100000000000	W87F41196	2008		
31	10035743	D3030	Heat Pump [WSHP 32]	Water Source, 4 TON	4 TON	College Gardens Elementary School / Main Building	D248	Trane	GEVB04841T02A0TRC000000100000000000	W07F41197	2008		
32	10035769	D3030	Heat Pump [WSHP 33]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D248	Trane	GEVB83641T82A0TLC000000100000000038	W87F39568	2008		
33	10035725	D3030	Heat Pump [WSHP 34]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	D244	Trane	GEVB04241T02A0TRC000000100000000000	W07F39569	2008		
34	10035770	D3030	Heat Pump [WSHP 35]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	C238	Trane	GEVB04241T02A0TRC000000100000000000	W07F39570	2008		
35	10035650	D3030	Heat Pump [WSHP 36]	Water Source, 5 TON	5 TON	College Gardens Elementary School / Main Building	D237	Trane	GEVB06041T02A0TLC000000100000000000	W07F39571	2008		
36	10035767	D3030	Heat Pump [WSHP 37]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D237	Trane	GEVB03641T02A0TRC000000100000000000	W07F41189	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	10035690	D3030	Heat Pump [WSHP 38]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D231	Trane	GEVB83641T82A0TLC000000100000000000	W87F39572	2008		
38	10035741	D3030	Heat Pump [WSHP 39]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	D231	Trane	GEVB03641T02A0TRC000000100000000000	W87F39573	2008		
39	10035710	D3030	Heat Pump [WSHP 4]	Water Source, 20 TON	20 TON	College Gardens Elementary School / Main Building	A245	Trane	GEVB24041D0CA0TBC000000100000000000	W07E31144	2008		
40	10035633	D3030	Heat Pump [WSHP 40]	Water Source, 5 TON	2.5 TON	College Gardens Elementary School / Main Building	C238	Trane	GEVB83041T02A0TLC000000100000000000	W87F39574	2008		
41	10035677	D3030	Heat Pump [WSHP 41]	Water Source, 5 TON	5 TON	College Gardens Elementary School / Main Building	C224	Trane	GEVB06041T82A0TRC000000100000000000	W87F39575	2008		
42	10035616	D3030	Heat Pump [WSHP 42]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	C224	Trane	GEVB04841T02A0TLC000000100000000000	W07F39576	2008		
43	10035713	D3030	Heat Pump [WSHP 43]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	A245	Trane	GEVB04841T02A0TRC000000100000000000	W87F39577	2008		
44	10035762	D3030	Heat Pump [WSHP 45]	Water Source, 5 TON	2 TON	College Gardens Elementary School / Main Building	B213	Trane	GEVB02441T02A0TRC000000100000000000	W07F39580	2008		
45	10035683	D3030	Heat Pump [WSHP 46]	Water Source, 5 TON	1.5 TON	College Gardens Elementary School / Main Building	B213	Trane	GEVB81811T02B0TLC000000100000000000	W07F39579	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	10035711	D3030	Heat Pump [WSHP 47]	Water Source, 5 TON	5 TON	College Gardens Elementary School / Main Building	B209	Trane	GEVB06041T02A0TLC000000100000000000	W07F39581	2008		
47	10035777	D3030	Heat Pump [WSHP 48]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	B203	Trane	GEVB04241T02A0TLC000000100000000000	W87F39582	2008		
48	10035714	D3030	Heat Pump [WSHP 5]	Water Source, 5 TON	1.5 TON	College Gardens Elementary School / Main Building	A102	Trane	GEVB01811T02B0LC000000100000000000	W07F39566	2008		
49	10035735	D3030	Heat Pump [WSHP 50]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	B206	Trane	GEVB03641T02A0TRC000000100000000000	W87F39584	2008		
50	10035634	D3030	Heat Pump [WSHP 51]	Water Source, 5 TON	3 TON	College Gardens Elementary School / Main Building	B206	Trane	GEVB03641T82A0TLC000000100000000000	W87F39585	2008		
51	10035649	D3030	Heat Pump [WSHP 52]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	C132	Trane	GEVB04241T02A0TRC000000100000000000	W07H55660	2008		
52	10035805	D3030	Heat Pump [WSHP 53]	Water Source, 5 TON	3.5 TON	College Gardens Elementary School / Main Building	C132	Trane	GEVB04241T02A0TLC000000100000000000	W07H55661	2008		
53	10035689	D3030	Heat Pump [WSHP 54]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	C218	Trane	GEVB04841T02A0TRC000000100000000000	W07H55662	2008		
54	10035718	D3030	Heat Pump [WSHP 55]	Water Source, 5 TON	4 TON	College Gardens Elementary School / Main Building	C218	Trane	GEVB04841T02A0TLC000000100000000000	W07H55663	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
55	10035730	D3030	Heat Pump [WSHP 6]	Water Source, 10 TON	10 TON	College Gardens Elementary School / Main Building	A245	Trane	GEVB12041D2DL0TBB001000100000000000	W07E31145	2008		
56	10035717	D3030	Heat Pump [WSHP 7]	Water Source, 5 TON	6 TON	College Gardens Elementary School / Main Building	A103	Trane	GEVB07241D0L B	W87E31146	2008		
57	10035783	D3030	Heat Pump [WSHP 9]	Water Source, 5 TON	1.5 TON	College Gardens Elementary School / Main Building	A117B	Trane	GEVB01811T02A0TLC000000100000000000	W07H58172	2008		
58	10035708	D3030	Split System	Condensing Unit/Heat Pump	2 TON	College Gardens Elementary School / Main Building	Roof	Trane	2TTB3018A1000AA	6422WSY5F	2007		
59	10035669	D3050	Air Handler	Exterior AHU	10000 CFM	College Gardens Elementary School / Main Building	Roof	Innovent	No dataplate	No dataplate	2008		
60	10035646	D3050	Air Handler [ERU 1]	Exterior AHU	10000 CFM	College Gardens Elementary School / Main Building	Roof	Innovent	Illegible	Illegible	2008		
61	10035660	D3050	Air Handler [ERU 3]	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	15000	College Gardens Elementary School / Main Building	A256	Innovent	E-RHCX-1D/SP-15120-IP FRE-1-E	206229-3	2008		
62	10035635	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	2 CFM	College Gardens Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2007		
63	10035621	D3060	Exhaust Fan	Roof or Wall-Mounted, 42" Damper	2 CFM	College Gardens Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10035791	D5010	Generator	Diesel	206 KW	College Gardens Elementary School / Main Building	Site Utility Area	Global Power Components	7740310100	2092327	2008		
2	10035801	D5010	Generator	Gas or Gasoline	125 KW	College Gardens Elementary School / Main Building	Site Utility Area	Generac	Inaccessible	Inaccessible	2008		
3	10035775	D5010	Automatic Transfer Switch [TRANSFER SWITCH EMH]	ATS	300 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	92943	7740310200	2007		
4	10035684	D5010	Automatic Transfer Switch [TRANSFER SWITCH HEM]	ATS	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	HTSN100K1	4719069	2007		
5	10035749	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	College Gardens Elementary School / Main Building	B126	Siemens	-3F3Y045TP1	Illegible	2007		
6	10035781	D5020	Secondary Transformer [TRANSFORMER BRL]	Dry, Stepdown	30 KVA	College Gardens Elementary School / Main Building	A117B	Siemens	3F3Y030TP1	Illegible	2007		
7	10035675	D5020	Secondary Transformer [TRANSFORMER CPA]	Dry, Stepdown	75 KVA	College Gardens Elementary School / Main Building	A117E	Siemens	3F3Y075K13	Illegible	2007		
8	10035653	D5020	Secondary Transformer [TRANSFORMER CPE]	Dry, Stepdown	112.5 KVA	College Gardens Elementary School / Main Building	A245	Siemens	3F3Y112K13	Illegible	2007		
9	10035768	D5020	Secondary Transformer [TRANSFORMER EML]	Dry, Stepdown	30 KVA	College Gardens Elementary School / Main Building	A117E	Siemens	3F3Y030TP1	Illegible	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10035745	D5020	Secondary Transformer [TRANSFORMER LA-K]	Dry, Stepdown	112.5 KVA	College Gardens Elementary School / Main Building	A117E	Siemens	3F3Y112TP1	Illegible	2007		
11	10035806	D5020	Secondary Transformer [TRANSFORMER LC]	Dry, Stepdown	45 KVA	College Gardens Elementary School / Main Building	C223	Siemens	3F3Y045TP1	Illegible	2007		
12	10035627	D5020	Secondary Transformer [TRANSFORMER LE]	Dry, Stepdown	75 KVA	College Gardens Elementary School / Main Building	A245	Siemens	3F3Y075TP1	Illegible	2007		
13	10035807	D5020	Secondary Transformer [TRANSFORMER LEM]	Dry, Stepdown	15 KVA	College Gardens Elementary School / Main Building	A117E	Siemens	3F3Y015TP1	Illegible	2007		
14	10035630	D5020	Secondary Transformer [TRANSFORMER LG]	Dry, Stepdown	30 KVA	College Gardens Elementary School / Main Building	A161	Siemens	3F3Y030TP1	Illegible	2007		
15	10035691	D5020	Switchboard [MAIN SWBD]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	SB3 Rev. A	17 27184 A0001001	2007		
16	10035656	D5020	Distribution Panel	277/480 V	1200 AMP	College Gardens Elementary School / Main Building	A245	Siemens	P4E75ML120FBS	79-27184	2007		
17	10035632	D5020	Distribution Panel [BRH]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117B	Siemens	P1E42ML250CBS	79-27184	2007		
18	10035796	D5020	Distribution Panel [BRL]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117B	Siemens	P1C42BL100CBS	79-27184	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	10035794	D5020	Distribution Panel [CPA]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1C42QJ225CBS	79-27184	2007		
20	10035742	D5020	Distribution Panel [CPB]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A112A	Siemens	P1C42ML125CTS	79-27184	2007		
21	10035803	D5020	Distribution Panel [CPC]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	C223	Siemens	P1C42ML125CTS	79-27184	2007		
22	10035641	D5020	Distribution Panel [CPD]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	B126	Siemens	P1C42ML125CTS	79-27184	2007		
23	10035698	D5020	Distribution Panel [CPE]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A245	Siemens	P1C42JD400CBS	79-27184	2007		
24	10035792	D5020	Distribution Panel [DPA]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P4E60ML800FBS	17-27184-D00	2007		
25	10035640	D5020	Distribution Panel [EMH]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1E42JX 250CTS	79-27184	2007		
26	10035612	D5020	Distribution Panel [EML]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1C42BL100CBS	79-27184	2007		
27	10035697	D5020	Distribution Panel [HA]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1E42ML250CBS	79-27184	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	10035642	D5020	Distribution Panel [HB]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A112A	Siemens	P1E42ML250CTS	79-27184	2007		
29	10035804	D5020	Distribution Panel [HB]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A112A	Siemens	P1E42ML250CBS	79-27184	2007		
30	10035678	D5020	Distribution Panel [HC]	277/480 V	400 AMP	College Gardens Elementary School / Main Building	C223	Siemens	P1E42ML400CTS	79-27184	2007		
31	10035726	D5020	Distribution Panel [HC]	277/480 V	400 AMP	College Gardens Elementary School / Main Building	C223	Siemens	P1E42ML400CBS	79-27184	2007		
32	10035614	D5020	Distribution Panel [HD]	277/480 V	45 AMP	College Gardens Elementary School / Main Building	B126	Siemens	P1E42ML400CTS	79-27184	2007		
33	10035723	D5020	Distribution Panel [HD]	277/480 V	45 AMP	College Gardens Elementary School / Main Building	B126	Siemens	P1E42MI 400CBS	79-27184	2007		
34	10035740	D5020	Distribution Panel [HE]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A245	Siemens	P1E42ML250CTS	79-27184	2007		
35	10035671	D5020	Distribution Panel [HE]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A245	Siemens	P1E42ML250CBS	79-27184	2007		
36	10035759	D5020	Distribution Panel [HEM]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1E42BQ060CTS	79-27184	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	10035699	D5020	Distribution Panel [HG]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A161	Siemens	P1E42ML250CBS	79-27184	2007		
38	10035664	D5020	Distribution Panel [LA]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1C42ML250CTS	79-27184	2007		
39	10035696	D5020	Distribution Panel [LA]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1C42QJ200CBS	79-27184	2007		
40	10035682	D5020	Distribution Panel [LB]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	A112A	Siemens	P1C42ML125CTS	79-27184	2007		
41	10035719	D5020	Distribution Panel [LC]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	C223	Siemens	P1C42NB125CBS	79-27184	2007		
42	10035757	D5020	Distribution Panel [LD]	120/208 V	250 AMP	College Gardens Elementary School / Main Building	B126	Siemens	P1C42NB125CBS	279-27184	2007		
43	10035625	D5020	Distribution Panel [LE]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A245	Siemens	P1C42QJ225CBS	79-27184	2007		
44	10035728	D5020	Distribution Panel [LEM]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A117E	Siemens	P1C42BL050CTS	79-27184	2007		
45	10035778	D5020	Distribution Panel [LG]	277/480 V	250 AMP	College Gardens Elementary School / Main Building	A161	Siemens	P1C42BL100CBS	79-27184	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	10035733	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	College Gardens Elementary School / Main Building	A117B	Square D	No dataplate	No dataplate	2007		
47	10035720	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	College Gardens Elementary School / Main Building	A117B	Square D	No dataplate	No dataplate	2007		
48	10035629	D5040	High Intensity Discharge (HID) Fixture	any type Interior High Bay, w/ LED Replacement	250 WATT	College Gardens Elementary School / Main Building	Gymnasium				2007		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10035702	D7050	Fire Alarm Panel	Fully Addressable		College Gardens Elementary School / Main Building	A117E	Notifier	No dataplate	No dataplate	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10035721	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		College Gardens Elementary School / Main Building	Throughout Building				2007		24
2	10035637	E1030	Foodservice Equipment	Convection Oven, Double		College Gardens Elementary School / Main Building	A112A	Blodgett	No dataplate	No dataplate	2007		
3	10035680	E1030	Foodservice Equipment	Dairy Cooler/Wells		College Gardens Elementary School / Main Building	A112A	Delfield	MARK7 KC-740-240V	0706150002387	2007		
4	10035617	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		College Gardens Elementary School / Main Building	A112A	CaptiveAire Systems	Inaccessible	Inaccessible	2007		
5	10035688	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		College Gardens Elementary School / Main Building	A112A	Metro	No dataplate	No dataplate	2007		
6	10035764	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		College Gardens Elementary School / Main Building	A112A	True Manufacturing Co	TMC-49-HC	9765937	2007		
7	10035613	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		College Gardens Elementary School / Main Building	A112A	Delfield	KCFT-60-11A	0706150002386	2007		
8	10035747	E1030	Foodservice Equipment	Griddle		College Gardens Elementary School / Main Building	A112A	Garland	No dataplate	No dataplate	2007		
9	10035618	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		College Gardens Elementary School / Main Building	A112A	Traulsen	RHT 32WUT-HHS	T55984F07	2007		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10035703	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		College Gardens Elementary School / Main Building	A112A	Beacon/Morris	No dataplate	No dataplate	2007		
11	10035763	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		College Gardens Elementary School / Main Building	A112A	Beacon/Morris	No dataplate	No dataplate	2007		
12	10035679	E1030	Foodservice Equipment	Walk-In, Freezer		College Gardens Elementary School / Main Building	A112A	Brown	104825-1D2	UDS-4	2008		
13	10035797	E1030	Foodservice Equipment	Walk-In, Refrigerator		College Gardens Elementary School / Main Building	A112A	Brown	UDS-4	104825-1D1	2007		
14	10035724	E1040	Ceramics Equipment	Kiln		College Gardens Elementary School / Main Building	B122				2007		2