FACILITY CONDITION ASSESSMENT

prepared for

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

Capt. James E. Daly Jr. Elementary School
20301 Brandermill Drive
Germantown, MD 20876

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

BV PROJECT #:
172559.25R000-033.354

DATE OF REPORT:
August 14, 2025

ON SITE DATE:
April 29, 2025

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	20301 Brandermill Drive, Germantown, MD 20876
Site Developed	1989
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 29, 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)	Lisa Nia Laura
Assessment & Report Prepared By	Alexander Rockafellow
Reviewed By	Adrian Reth, *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

The building was constructed in 1989. The building is currently used as an elementary school.

Architectural

The school building features a diverse exterior cladding of brick, terra cotta, and concrete. The roof primarily consists of modified bituminous material, with some sections covered in asphalt shingles. Windows are aluminum-framed, and exterior doors are painted steel.

Interior finishes show a mix of materials typical of educational facilities. Flooring is predominantly vinyl composition tile (VCT), with areas of carpet, ceramic tile, wood strip, and painted concrete. Walls are mainly painted gypsum board and concrete masonry units (CMU), with ceramic tile in some areas. Ceilings alternate between acoustical ceiling tiles (ACT), painted gypsum board, and exposed metal. Interior doors are a combination of wood and steel.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's HVAC system combines heating and cooling elements. Heating is provided by three gas-fired boilers that feed air handling units throughout the building. Cooling is primarily supplied by a large roof-mounted chiller. The HVAC system is supplemented by RTUs and ductless split systems.

The electrical system is centered around a large switchboard, with smaller panels and transformers distributed throughout the building. Emergency power is provided by a natural gas generator, ensuring critical systems remain operational during outages.

Plumbing needs are met by a gas-fired water heater for hot water supply. Plumbing fixtures have been updated and replaced as needed over time, indicating ongoing maintenance.

Fire safety is addressed by an addressable fire alarm system installed throughout the building, providing comprehensive coverage for early detection and warning.

Site

The school occupies a 10-acre site, featuring typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks. The parking lots are in poor overall condition, with potholes and cracks throughout sections. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.543057.

Immediate Needs

Facility/Building	Total Items	Total Cost
Capt. James E. Daly Jr. Elementary School / Main Building	3	$32,600
Capt. James E. Daly Jr. Elementary School / Site	2	$57,000
Total	**5**	**$89,600**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9318681	Boiler Room	D3050	Pump, Distribution, HVAC Heating Water, Replace	Failed	Performance/Integrity	$5,100
9377020	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
9377022	Throughout	Y1090	ADA Miscellaneous, Lump Sum Budget, Allowance, Upgrade	NA	Accessibility	$20,000
Total (3 items)						**$32,600**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9306783	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	$55,000
9377007	Parking Lot	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	$2,000
Total (2 items)						**$57,000**

Key Findings

Secondary Transformer in Poor Condition.

Dry, Stepdown
Main Building Capt. James E. Daly Jr. Elementary School Electrical Shed

Uniformat Code: D5020
Recommendation: **Replace in 2027**

Priority Score: **87.7**

Plan Type: Performance/Integrity

Cost Estimate: $25,000

**$$$**$

Rusted electrical unit. Equipment is located in a shed that's possibly subjected to outside elements. - AssetCALC ID: 9307001

Pump in Failed Condition.

Distribution, HVAC Heating Water
Main Building Capt. James E. Daly Jr. Elementary School Boiler Room

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

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,100

**$$**$$

Pump is leaking - AssetCALC ID: 9318681

Parking Lots in Failed Condition.

Pavement, Asphalt
Site Capt. James E. Daly Jr. Elementary School Site Parking Areas

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $55,000

$$$$

Large holes and loose asphalt throughout certain sections of the parking lot - AssetCALC ID: 9306783

Parking Lots in Poor Condition.

Pavement, Asphalt
Site Capt. James E. Daly Jr. Elementary School Site Parking Areas

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2027**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $63,700

$$$$

Several large cracks throughout the parking lot. - AssetCALC ID: 9306785

Ancillary Building in Poor Condition.

Wood-Framed or CMU, Basic/Minimal
Main Building Capt. James E. Daly Jr. Elementary School Building Exterior

Uniformat Code: F1020
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $12,000

**$$$**$

Dry rotted wood throughout structure. - AssetCALC ID: 9307000

Distribution Panel in Poor Condition.

120/208 V
Main Building Capt. James E. Daly Jr. Elementary School Electrical Shed

Uniformat Code: D5020
Recommendation: **Replace in 2027**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Rusted electrical unit. Equipment is located in a shed that's possibly subjected to outside elements. - AssetCALC ID: 9307004

Site Lighting in Poor Condition.

Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen
Site Capt. James E. Daly Jr. Elementary School Site General

Uniformat Code: G4050
Recommendation: **Replace in 2027**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $8,800

**$$**$$

Light lens cover is faded - AssetCALC ID: 9306789

Signage in Poor Condition.

Property, Monument
Site Capt. James E. Daly Jr. Elementary School Site General

Uniformat Code: G2060
Recommendation: **Replace/Install in 2027**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Hazey outer cover - AssetCALC ID: 9306780

ADA Parking

Designated Stall, Pavement Markings & Signage
Site Capt. James E. Daly Jr. Elementary School Parking Lot

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,000

**$$**$$

Lacking accessible van parking and aisle - AssetCALC ID: 9377007

ADA Miscellaneous

Lump Sum Budget, Allowance
Main Building Capt. James E. Daly Jr. Elementary School Throughout

Uniformat Code: Y1090
Recommendation: **Upgrade in 2025**

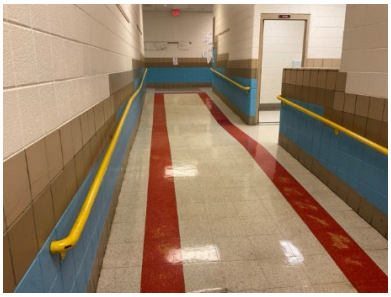
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $20,000

**$$$**$

Ramps, door handles, elevator signage, and restrooms do not appear to be compliant - AssetCALC ID: 9377022



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Capt. James E. Daly Jr. Elementary School Throughout

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,500

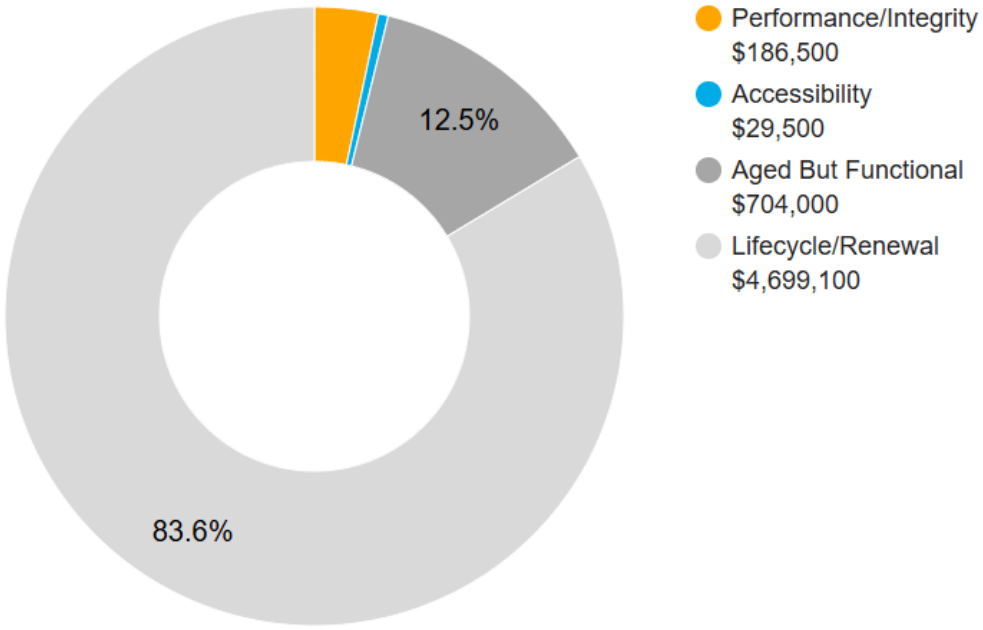
**$$**$$

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. - AssetCALC ID: 9377020

Plan Types

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

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



10-YEAR TOTAL: $5,619,100

2. Elementary School Building

Building or Bldg Cluster 1: Systems Summary		
Address	20301 Brandermill Drive, Gaithersburg, MD 20876	
GPS Coordinates	39.1894072, -77.2329397	
Constructed/Renovated	1989	
Building Area	78,386 SF	
Number of Stories	2 above grade with no below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks *over concrete pad column footings*	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Terracotta Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, fabric, quarry tile, ceramic tile Floors: Carpet, VCT, faux wood plank, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair

Building or Bldg Cluster 1: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers feeding VAV terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$53,000	-	$1,077,200	$1,130,200
Roofing	-	-	-	$478,400	-	$478,400
Interiors	-	-	$1,179,500	$20,200	$1,804,600	$3,004,300
Conveying	-	-	$78,000	-	$16,300	$94,200
Plumbing	-	-	$32,000	$579,100	$102,800	$714,000
HVAC	$5,100	-	$269,800	$531,300	$1,137,000	$1,943,200
Fire Protection	-	-	-	-	$130,700	$130,700
Electrical	-	$33,900	$504,800	$575,400	$410,100	$1,524,200
Fire Alarm & Electronic Systems	-	-	$290,000	$210,700	$228,600	$729,300
Equipment & Furnishings	-	-	$145,300	$265,100	$115,000	$525,400
Special Construction & Demo	-	$12,400	-	-	-	$12,400
Accessibility	$27,500	-	-	-	-	$27,500
TOTALS (3% inflation)	**$32,600**	**$46,300**	**$2,552,400**	**$2,660,100**	**$5,022,100**	**$10,313,500**

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

3. Site Summary

Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	91 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters 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: LED	Fair
Ancillary Structures	Prefabricated modular buildings	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	$6,000	-	$537,800	$543,900
Site Development	-	$6,600	$21,600	$48,500	$243,200	$319,900
Site Pavement	$55,000	$81,000	-	$15,600	$159,800	$311,400
Site Utilities	-	$9,300	-	$82,000	-	$91,300
Accessibility	$2,000	-	-	-	-	$2,000
TOTALS (3% inflation)	**$57,000**	**$97,000**	**$27,600**	**$146,100**	**$940,900**	**$1,268,600**

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

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the material included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this assessment. A full measured ADA survey would be required to identify more specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1989	No	Yes
Building	1989	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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 Capt. James E. Daly Jr. Elementary School, 20301 Brandermill Drive, Germantown, MD 20876, 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: Alexander Rockafellow
Project Assessor

Reviewed by:

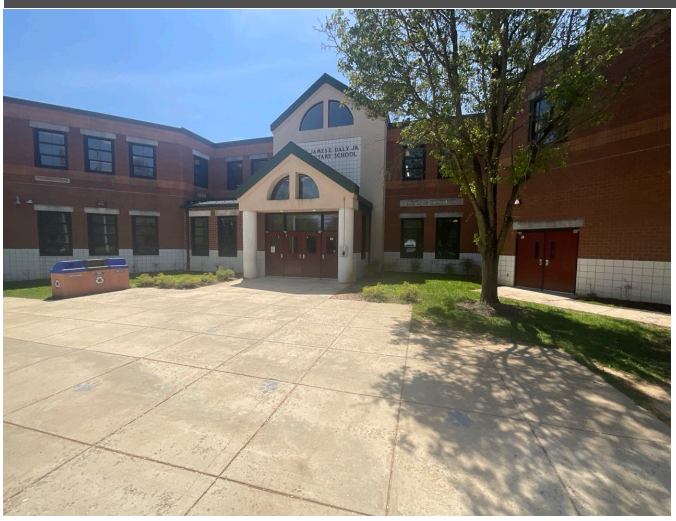
Adrian Reth
Technical Report Reviewer
for
Bill Champion
Program Manager
443.622.5067
bill.champion@bureauveritas.com

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

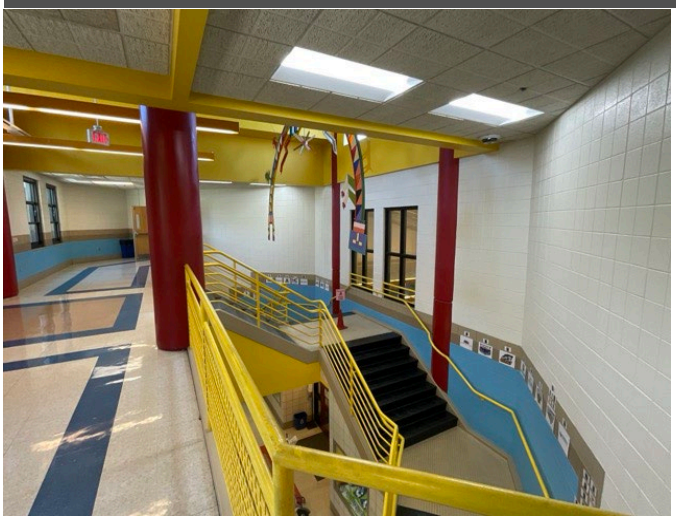
3 - RIGHT ELEVATION

4 - REAR ELEVATION

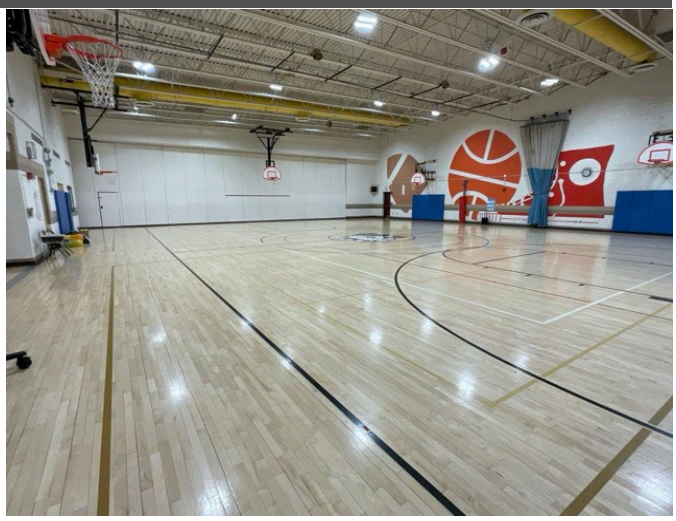
5 - COURTYARD

6 - LOBBY

Photographic Overview



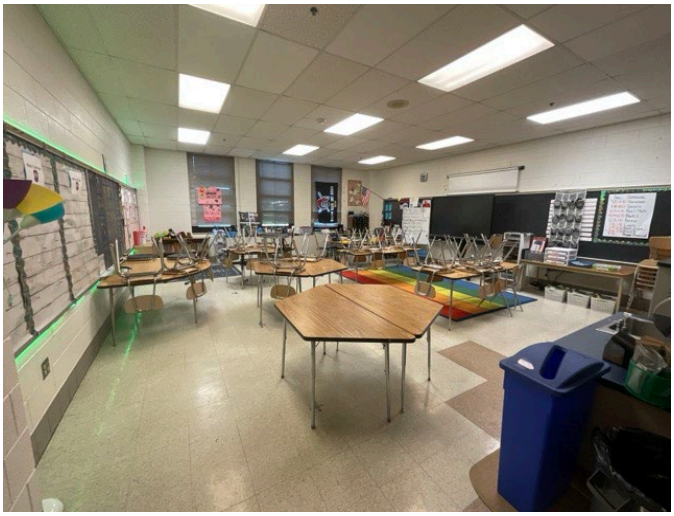
7 - ATRIUM



8 - GYMNASIUM

9 - OFFICE

10 - CLASSROOM

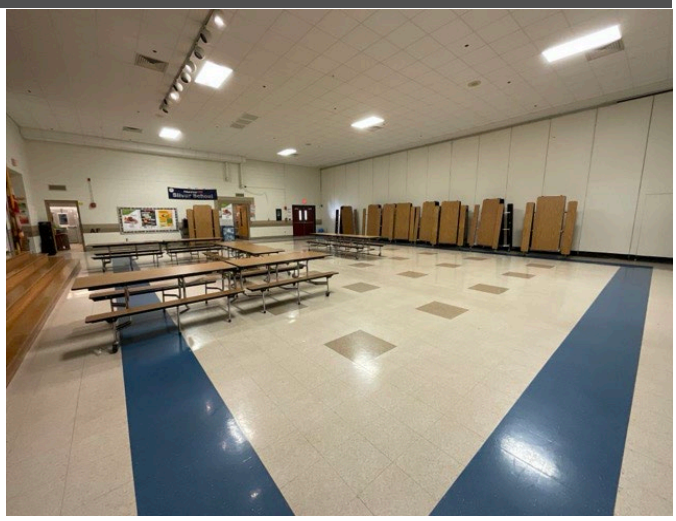


11 - CLASSROOM

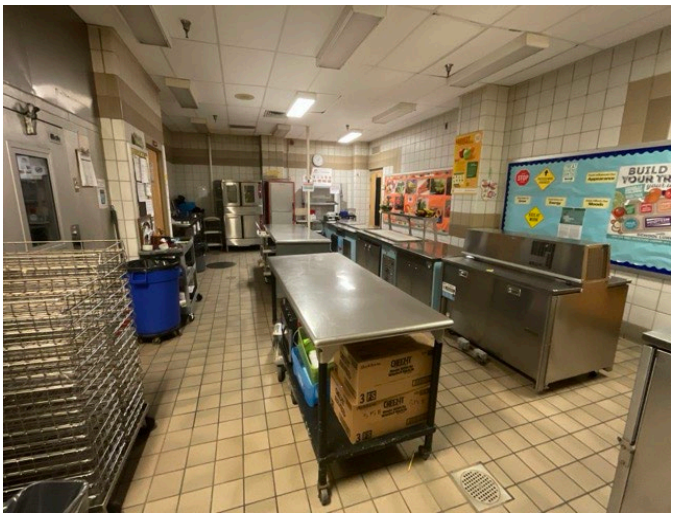
12 - CLASSROOM

Photographic Overview

13 - STORAGE



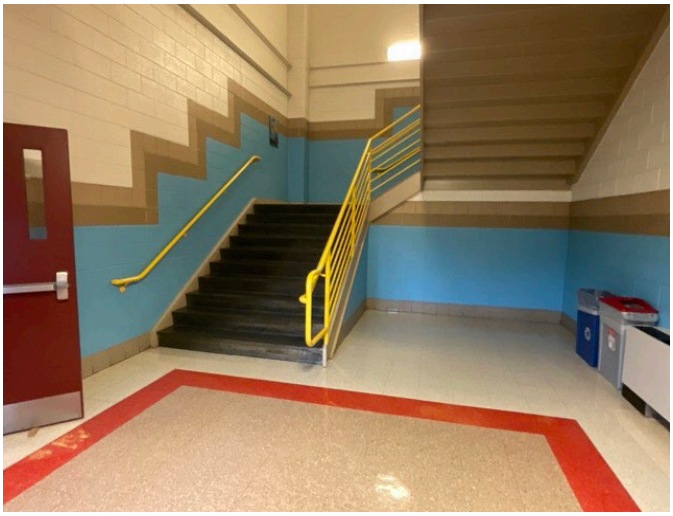
14 - CAFETERIA



15 - KITCHEN

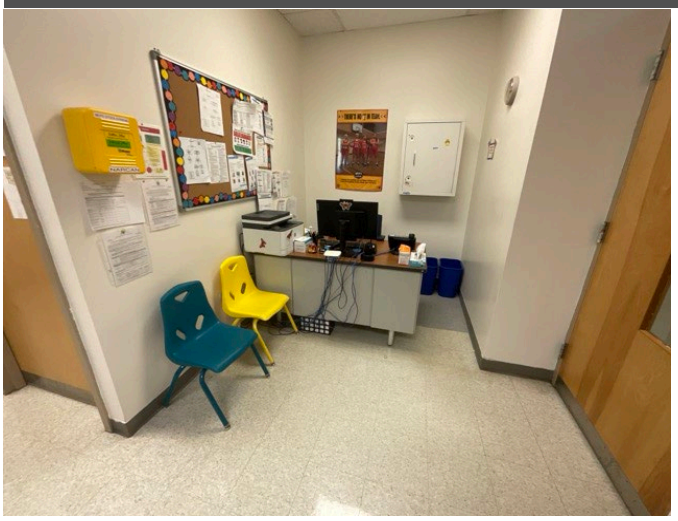
16 - LIBRARY

17 - LIBRARY WORK AREA

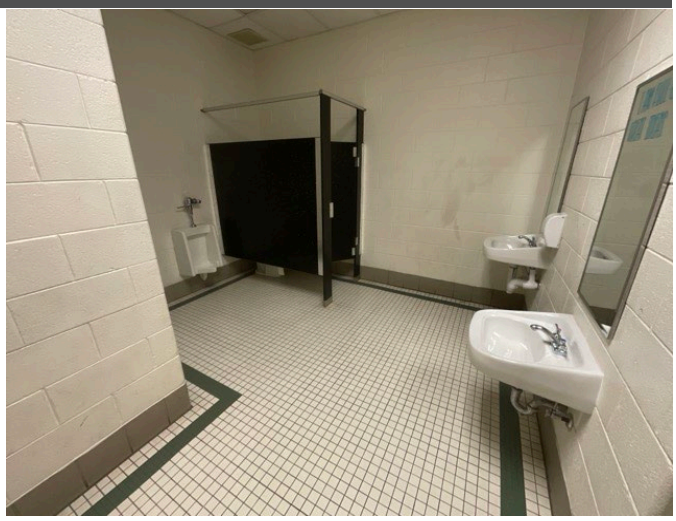


18 - STAIRWELL

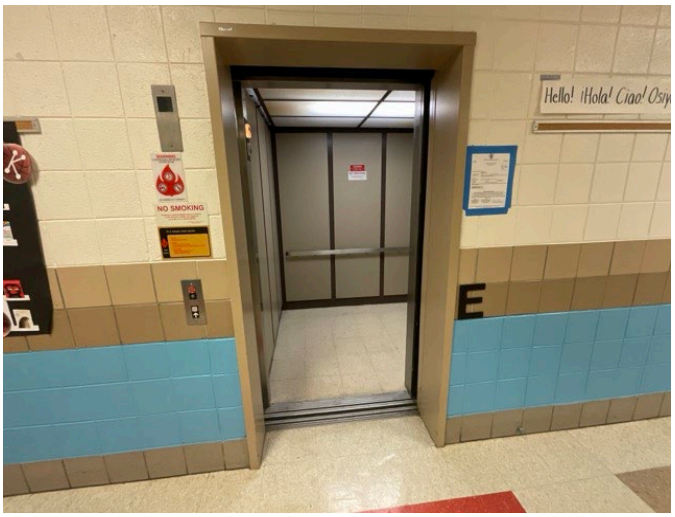
Photographic Overview



19 - NURSES OFFICE



20 - RESTROOM



21 - ELEVATOR

22 - BOILERS

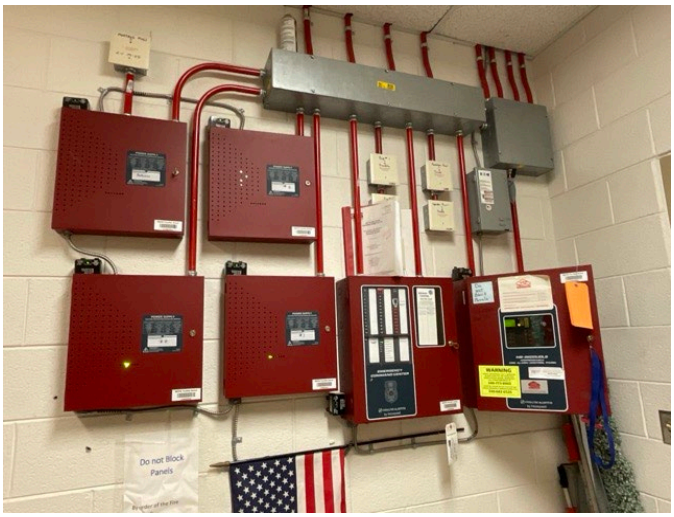
23 - AIR HANDLER

24 - SWITCHBOARD

Photographic Overview

25 - GENERATOR

26 - WATER HEATER



27 - FIRE ALARM PANEL

28 - SHED

29 - ANCILLARY BUILDING

30 - ANCILLARY BUILDING

Photographic Overview

31 - PLAYGROUND

32 - SPORTS COURT

33 - PARKING LOT

34 - SIGNAGE

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-033.354	Capt. James E. Daly Jr. Elementary School
Source	**On-Site Date**
Google	April 29, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Capt. James E. Daly Jr. Elementary School

Name of person completing form: Lisa Nia Laura

Title / Association w/ property:

Length of time associated w/ property: 9 months

Date Completed: 4/29/2025

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: 1989	Renovated:	
2	Building size in SF	78,386 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Original
		Roof		Unk
		Interiors		Unk
		HVAC	2016	2016
		Electrical		Original
		Site Pavement		Unk
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			Before
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			2 months ago. Replaced cast iron pipes
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			Leak in may with flooding in hallway.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Capt. James E. Daly Jr. Elementary School

BV Project Number: 172559.25R000-033.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

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 ?			X	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
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

MAIN ENTRANCE

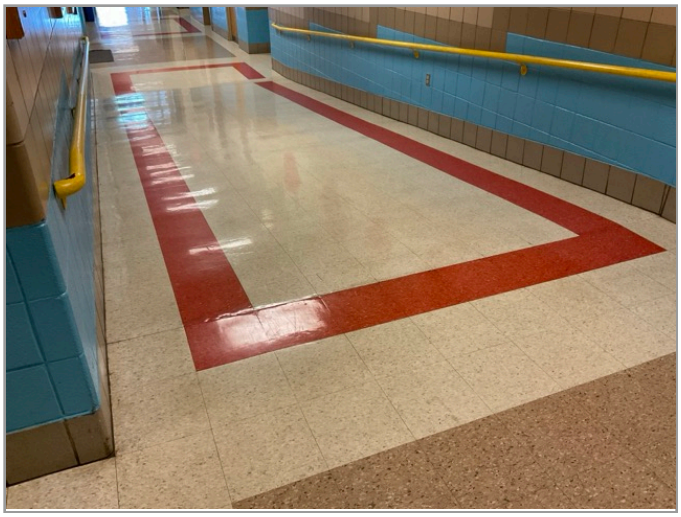
ADDITIONAL ENTRANCE

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

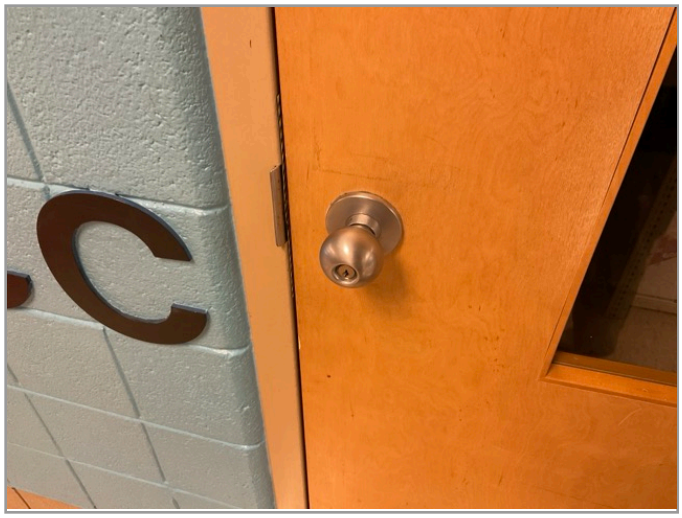
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



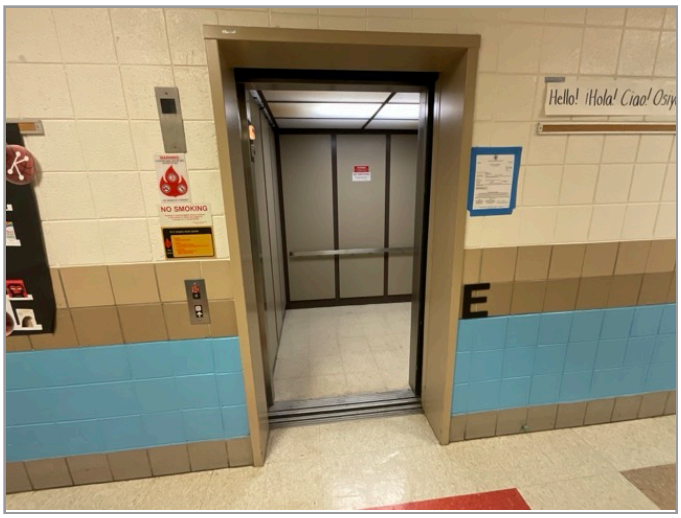
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

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?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?		X		
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	57,000 SF	39	9318670
B1010	Superstructure	Fair	Structural Framing, Steel Columns & Beams, 1-2 Story Building	78,386 SF	39	9318741
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	24,570 SF	5	9307003
B2020	Building Exterior	Fair	Glazing, any type by SF	10,600 SF	15	9307005
B2050	Hallway	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	11	9318708
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	26	15	9306998
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	24,500 SF	10	9318732
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	29,200 SF	10	9318769
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	2,000 SF	15	9318697
C1010	128	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	1,500 SF	5	9318794
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	35	4	9318798
C1030	Hallways	Fair	Interior Door, Steel, w/ Extensive Glazing	6	4	9318767
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	40	4	9318738
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	70,600 SF	15	9318810
C1090	Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	50 LF	5	9318709
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	10	9318698
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	12,500 SF	4	9318699
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	500 SF	5	9318724
C2010	Commercial Kitchen	Fair	Wall Finishes, Quarry Tile	4,700 SF	14	9318751
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	133,300 SF	5	9318743

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	62,700 SF	5	9318739
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,400 SF	14	9318764
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,700 SF	4	9318785
C2030	Gymnasium	Fair	Flooring, Wood, Strip	3,600 SF	20	9318745
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,900 SF	5	9318801
C2030	Mechanical rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	5	9318734
C2030	Mechanical room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,600 SF	3	9318664
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	5	9318768
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,300 SF	5	9318710
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9318682
D1010	115	Fair	Elevator Controls, Automatic, 1 Car	1	4	9318789
D1010	115	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	9318799
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	4	9318749
D2010	Kitchen	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	25	9318779
D2010	Restrooms	Fair	Urinal, Standard	11	10	9318760
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	33	10	9318782
D2010	Nurse's station	Fair	Shower, Ceramic Tile	1	10	9318702
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	9318752
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	5	9318719
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	15	9318662
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	78,386 SF	6	9318807
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	15	9318806
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	9318774

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	15	9318808
D2020	Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	10	9318737
D2030	Boiler Room	Fair	Pump, Sump	1	5	9318750
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank [ET 1]	1	25	9318696
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-1]	1	21	9318805
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	21	9318669
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	11	9318676
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	25	9318677
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	21	9318817
D3030	Courtyard	Fair	Split System Ductless, Single Zone [DSS 2]	1	5	9318819
D3030	Hallways	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	5	10	9318665
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	9318773
D3030	Courtyard	Fair	Split System Ductless, Single Zone	1	5	9318680
D3030	Entryways	Fair	Unit Ventilator, approx/nominal 2 Ton	3	10	9318777
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	15	3	9318812
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	5	9318725
D3030	Courtyard	Fair	Split System Ductless, Single Zone [DSS 3]	1	5	9318735
D3030	Courtyard	Fair	Split System Ductless, Single Zone [DSS 6]	1	5	9318781
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	9318797
D3030	Roof	Fair	Split System Ductless, Single Zone [DSS 4]	1	5	9318795
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	5	9318657
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	9318811
D3030	Roof	Fair	Chiller, Air-Cooled	1	16	9318671
D3030	Courtyard	Fair	Split System Ductless, Single Zone [DSS 7]	1	5	9318661

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Courtyard	Fair	Split System, Condensing Unit/Heat Pump [ACCU 6]	1	5	9318784
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	5	9318695
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	5	9318766
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	78,386 SF	31	9318720
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	16	9318655
D3050	Roof	Fair	Air Handler, Exterior AHU	1	11	9318765
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-2]	1	16	9318809
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-7]	1	6	9318666
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU 1]	1	11	9318744
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-6]	1	16	9318700
D3050	205A	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU 1]	1	16	9318688
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	78,386 SF	10	9318778
D3050	220A	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	21	9318771
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-4]	1	16	9318772
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-8]	1	6	9318770
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P-1]	1	16	9318675
D3050	Roof	Good	Air Handler, Exterior AHU, 4001 to 6000 CFM	1	11	9318816
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-3]	1	16	9318736
D3050	Boiler Room	Failed	Pump, Distribution, HVAC Heating Water	1	0	9318681
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	9	9318815
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	9318800
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [FAN 2]	1	10	9318716
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-25]	1	10	9318679
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU)	1	11	9318687
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-27]	1	10	9318715

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	9318747
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3]	1	10	9318706
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	78,386 SF	15	9318693
Electrical						
D5010	Elec 111	Good	Automatic Transfer Switch, ATS	1	20	9318796
D5010	Building Exterior	Good	Generator, Gas or Gasoline	1	17	9318691
D5010	Elec 111	Good	Automatic Transfer Switch, ATS	1	20	9318658
D5020	Elec 113	Fair	Distribution Panel, 277/480 V	1	4	9318684
D5020	Elec 111	Fair	Secondary Transformer, Dry, Stepdown	1	15	9318713
D5020	212	Fair	Distribution Panel, 277/480 V	1	4	9318714
D5020	Electrical Shed	Poor	Secondary Transformer, Dry, Stepdown	1	2	9307001
D5020	Elec 111	Fair	Switchboard, 277/480 V	1	4	9318763
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown	1	21	9318783
D5020	Elec 111	Fair	Secondary Transformer, Dry, Stepdown	1	3	9318761
D5020	232	Fair	Secondary Transformer, Dry, Stepdown	1	4	9318746
D5020	Elec 111	Fair	Secondary Transformer, Dry, Stepdown	1	20	9318678
D5020	Elec 113	Fair	Secondary Transformer, Dry, Stepdown	1	4	9318740
D5020	Electrical Shed	Poor	Distribution Panel, 120/208 V [DALY]	1	2	9307004
D5020	Elec 130	Fair	Distribution Panel, 277/480 V	1	4	9318659
D5020	Elec 130	Fair	Secondary Transformer, Dry, Stepdown	1	4	9318683
D5020	Elec 113	Fair	Distribution Panel, 120/208 V [RP #1]	1	4	9318776
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 8]	1	10	9318793
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 5]	1	10	9318685
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	9318780

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 9]	1	10	9318668
D5030	205A	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 12]	1	11	9318717
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 7]	1	11	9318756
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 2]	1	11	9318727
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	78,386 SF	4	9318667
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 3]	1	11	9318804
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 4]	1	10	9318728
D5030	220A	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD 18]	1	10	9318705
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	9318656
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	78,386 SF	10	9318742
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	10	10	9318730
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,500 SF	5	9318788
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	78,386 SF	5	9318721
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	15	9318775
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	78,386 SF	15	9318802
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	78,386 SF	10	9318704
D7050	109	Fair	Fire Alarm Panel, Fully Addressable	1	5	9318814
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	78,386 SF	5	9318757
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9318694
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	9	9318748
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9318674
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	9318803
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	9318660

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9318755
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9318786
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	25	9318707
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	9318703
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	8 LF	4	9318731
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9318718
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	9318672
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	9318792
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	4	9318813
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	9318787
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	4	10	9318723
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	4	10	9318663
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	5	9318733
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	75 LF	10	9318711
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	150 LF	10	9318762
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	200 LF	10	9318689
E2010	Library	Fair	Casework, Cabinetry, Standard	20 LF	5	9318791
Special Construction & Demo						
F1020	Building Exterior	Poor	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	200 SF	1	9307000
Accessibility						
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9377020
Y1090	Throughout	NA	ADA Miscellaneous, Lump Sum Budget, Allowance, Upgrade	1	0	9377022

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,600 SF	15	9318758
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	1,900 SF	5	9306794
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	15	9318722
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	10,000 SF	0	9306783
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,195 SF	2	9306792
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	18,195 SF	2	9306785
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	8,871 SF	14	9306768
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	10	9306773
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	7,190 SF	2	9306784
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	3	9306779
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	15	9306775
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	15	9306776
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	15	9306791
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	15	9306774
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	9,650 SF	3	9306778
G2050	Play Area	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,190 SF	15	9306787
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	173 LF	20	9306782
G2060	Site General	Poor	Signage, Property, Monument, Replace/Install	1	2	9306780
G2060	Site	Fair	Flagpole, Metal	2	10	9306771
G2060	Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	5	9306770
G2060	Site General	Good	Bike Rack, Fixed 1-5 Bikes	2	18	9306793

Component Condition Report | Capt. James E. Daly Jr. Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site General	Poor	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen	11	2	9306789
G4050	Site General	Fair	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen	15	10	9306786
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	13	8	9306769
Accessibility						
Y1010	Parking Lot	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	2	0	9377007

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/28/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Capt. James E. Daly Jr. Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Capt. James E. Daly Jr. Elementary School / Main Building	$32,600	$12,360	$33,949	$134,843	$947,639	$1,469,970	$480,164	$0	$0	$10,047	$2,169,949	$302,178	$0	$3,524	$279,224	$2,502,175	$700,294	$109,088	$0	$0	$1,125,695	**$10,313,699**
Capt. James E. Daly Jr. Elementary School / Site	$57,000	$0	$96,972	$16,008	$0	$11,600	$0	$19,584	$78,096	$0	$48,381	$0	$22,703	$14,171	$120,764	$732,823	$0	$26,319	$18,471	$0	$5,624	**$1,268,516**
Grand Total	**$89,600**	**$12,360**	**$130,921**	**$150,851**	**$947,639**	**$1,481,570**	**$480,164**	**$19,584**	**$78,096**	**$10,047**	**$2,218,330**	**$302,178**	**$22,703**	**$17,696**	**$399,988**	**$3,234,998**	**$700,294**	**$135,407**	**$18,471**	**$0**	**$1,131,319**	**$11,582,215**

Capt. James E. Daly Jr. Elementary School

Capt. James E. Daly Jr. Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9307003	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	24570	SF	$1.86	$45,700						$45,700																**$45,700**
B2020	Building Exterior	9307005	Glazing, any type by SF, Replace	30	15	15	10600	SF	$55.00	$583,000																$583,000						**$583,000**
B2050	Building Exterior	9306998	Exterior Door, Steel, Commercial, Replace	40	25	15	26	EA	$4,060.00	$105,560																$105,560						**$105,560**
B2050	Hallway	9318708	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	19	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
B3010	Roof	9318769	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	29200	SF	$3.80	$110,960											$110,960											**$110,960**
B3010	Roof	9318732	Roofing, Modified Bitumen, Replace	20	10	10	24500	SF	$10.00	$245,000											$245,000											**$245,000**
C1010	128	9318794	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	20	5	1500	SF	$5.00	$7,500						$7,500																**$7,500**
C1010	Gymnasium	9318697	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	10	15	2000	SF	$22.30	$44,600																$44,600						**$44,600**
C1030	Throughout Building	9318798	Interior Door, Wood, Solid-Core, Replace	40	36	4	35	EA	$700.00	$24,500					$24,500																	**$24,500**
C1030	Hallways	9318767	Interior Door, Steel, w/ Extensive Glazing, Replace	40	36	4	6	EA	$950.00	$5,700					$5,700																	**$5,700**
C1030	Throughout Building	9318738	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	36	4	40	EA	$2,100.00	$84,000					$84,000																	**$84,000**
C1070	Throughout Building	9318810	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	70600	SF	$3.50	$247,100																$247,100						**$247,100**
C1090	Restrooms	9318698	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	20	EA	$750.00	$15,000											$15,000											**$15,000**
C1090	Locker room	9318709	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	50	LF	$500.00	$25,000						$25,000																**$25,000**
C2010	Throughout Building	9318699	Wall Finishes, Ceramic Tile, Replace	40	36	4	12500	SF	$18.00	$225,000					$225,000																	**$225,000**
C2010	Commercial Kitchen	9318751	Wall Finishes, Quarry Tile, Replace	50	36	14	4700	SF	$26.00	$122,200															$122,200							**$122,200**
C2010	Gymnasium	9318724	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	500	SF	$16.80	$8,400						$8,400															$8,400	**$16,800**
C2010	Throughout Building	9318743	Wall Finishes, any surface, Prep & Paint	10	5	5	133300	SF	$1.50	$199,950						$199,950										$199,950						**$399,900**
C2030	Mechanical room	9318664	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	1600	SF	$1.50	$2,400			$2,400											$2,400								**$4,800**
C2030	Mechanical rooms	9318734	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	800	SF	$1.50	$1,200						$1,200										$1,200						**$2,400**
C2030	Restrooms	9318785	Flooring, Ceramic Tile, Replace	40	36	4	4700	SF	$18.00	$84,600					$84,600																	**$84,600**
C2030	Commercial Kitchen	9318764	Flooring, Quarry Tile, Replace	50	36	14	2400	SF	$26.00	$62,400															$62,400							**$62,400**
C2030	Gymnasium	9318745	Flooring, Wood, Strip, Replace	30	10	20	3600	SF	$15.00	$54,000																					$54,000	**$54,000**
C2030	Throughout Building	9318739	Flooring, Vinyl Tile (VCT), Replace	15	10	5	62700	SF	$5.00	$313,500						$313,500															$313,500	**$627,000**
C2030	Throughout Building	9318801	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3900	SF	$7.50	$29,250						$29,250										$29,250						**$58,500**
C2050	Throughout Building	9318768	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1600	SF	$2.00	$3,200						$3,200										$3,200						**$6,400**
C2050	Gymnasium	9318710	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	6300	SF	$2.50	$15,750						$15,750										$15,750						**$31,500**
D1010	115	9318789	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
D1010	115	9318799	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	26	4	1	EA	$55,000.00	$55,000					$55,000																	**$55,000**
D1010	Elevator Shafts/Utility	9318682	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D2010	Boiler Room	9318719	Water Heater, Gas, Commercial (200 MBH), Replace	20	15	5	1	EA	$16,600.00	$16,600						$16,600																**$16,600**
D2010	Throughout Building	9318807	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	34	6	78386	SF	$5.00	$391,930							$391,930															**$391,930**
D2010	Boiler Room	9318808	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$10,500.00	$10,500																$10,500						**$10,500**
D2010	Utility closet	9318749	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	3	EA	$1,400.00	$4,200					$4,200																	**$4,200**
D2010	Hallways & Common Areas	9318752	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,200						$1,200															$1,200	**$2,400**
D2010	Hallways & Common Areas	9318774	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$1,500						$1,500															$1,500	**$3,000**
D2010	Restrooms	9318760	Urinal, Standard, Replace	30	20	10	11	EA	$1,100.00	$12,100											$12,100											**$12,100**
D2010	Restrooms	9318782	Sink/Lavatory, Wall-Hung, Replace	30	20	10	33	EA	$1,700.00	$56,100											$56,100											**$56,100**
D2010	Nurse's station	9318702	Shower, Ceramic Tile, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
D2010	Throughout Building	9318662	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	7	EA	$1,200.00	$8,400																$8,400						**$8,400**
D2010	Restrooms	9318806	Toilet, Commercial Water Closet, Replace	30	15	15	30	EA	$1,300.00	$39,000																$39,000						**$39,000**

Replacement Reserves Report

5/28/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2020	Kitchen	9318737	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	10	10	1	EA	$12,000.00	$12,000											$12,000												**$12,000**
D2030	Boiler Room	9318750	Pump, Sump, Replace	15	10	5	1	EA	$4,270.00	$4,270						$4,270															$4,270		**$8,540**
D3020	Boiler Room	9318676	Unit Heater, Hydronic, Replace	20	9	11	1	EA	$6,700.00	$6,700												$6,700											**$6,700**
D3030	Roof	9318671	Chiller, Air-Cooled, Replace	25	9	16	1	EA	$350,000.00	$350,000																	$350,000						**$350,000**
D3030	Throughout Building	9318812	Unit Ventilator, approx/nominal 2 Ton, Replace	20	17	3	15	EA	$7,400.00	$111,000				$111,000																			**$111,000**
D3030	Courtyard	9318819	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500		**$7,000**
D3030	Building Exterior	9318773	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	$4,400.00	$4,400						$4,400																	**$4,400**
D3030	Courtyard	9318680	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500		**$7,000**
D3030	Building Exterior	9318725	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500		**$7,000**
D3030	Courtyard	9318735	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500		**$7,000**
D3030	Courtyard	9318781	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800		**$9,600**
D3030	Building Exterior	9318797	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	$4,400.00	$4,400						$4,400																	**$4,400**
D3030	Roof	9318795	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500															$3,500		**$7,000**
D3030	Roof	9318657	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$2,300.00	$2,300						$2,300															$2,300		**$4,600**
D3030	Roof	9318811	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800		**$9,600**
D3030	Courtyard	9318661	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800		**$9,600**
D3030	Courtyard	9318784	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$25,300.00	$25,300						$25,300															$25,300		**$50,600**
D3030	Roof	9318695	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$55,000.00	$55,000						$55,000															$55,000		**$110,000**
D3030	Building Exterior	9318766	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800		**$9,600**
D3030	Hallways	9318665	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	10	10	5	EA	$7,400.00	$37,000											$37,000												**$37,000**
D3030	Entryways	9318777	Unit Ventilator, approx/nominal 2 Ton, Replace	20	10	10	3	EA	$7,400.00	$22,200											$22,200												**$22,200**
D3050	Boiler Room	9318681	Pump, Distribution, HVAC Heating Water, Replace	15	15	0	1	EA	$5,100.00	$5,100	$5,100															$5,100							**$10,200**
D3050	Boiler Room	9318666	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$5,100.00	$5,100							$5,100																**$5,100**
D3050	Boiler Room	9318770	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$5,100.00	$5,100							$5,100																**$5,100**
D3050	Boiler Room	9318655	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$6,100.00	$6,100																	$6,100						**$6,100**
D3050	Boiler Room	9318809	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	9	16	1	EA	$7,600.00	$7,600																	$7,600						**$7,600**
D3050	Boiler Room	9318700	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$22,000.00	$22,000																	$22,000						**$22,000**
D3050	Boiler Room	9318772	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$6,100.00	$6,100																	$6,100						**$6,100**
D3050	Boiler Room	9318675	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	9	16	1	EA	$7,600.00	$7,600																	$7,600						**$7,600**
D3050	Boiler Room	9318736	Pump, Distribution, HVAC Heating Water, Replace	25	9	16	1	EA	$22,000.00	$22,000																	$22,000						**$22,000**
D3050	Throughout Building	9318778	HVAC System, Ductwork, Medium Density, Replace	30	20	10	78386	SF	$4.00	$313,544											$313,544												**$313,544**
D3050	Roof	9318765	Air Handler, Exterior AHU, Replace	20	9	11	1	EA	$37,200.00	$37,200												$37,200											**$37,200**
D3050	Roof	9318744	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$40,000.00	$40,000												$40,000											**$40,000**
D3050	Roof	9318816	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	9	11	1	EA	$37,200.00	$37,200												$37,200											**$37,200**
D3050	205A	9318688	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	9	16	1	EA	$15,000.00	$15,000																	$15,000						**$15,000**
D3060	Roof	9318815	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	$1,400.00	$1,400										$1,400													**$1,400**
D3060	Roof	9318800	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400												**$2,400**
D3060	Roof	9318716	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,200											$1,200												**$1,200**
D3060	Roof	9318679	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400												**$2,400**
D3060	Roof	9318715	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400												**$2,400**
D3060	Roof	9318747	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400												**$2,400**
D3060	Roof	9318706	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400												**$1,400**
D3060	Roof	9318687	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	9	11	1	EA	$33,000.00	$33,000												$33,000											**$33,000**
D4010	Throughout Building	9318693	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	78386	SF	$1.07	$83,873																$83,873							**$83,873**
D5010	Building Exterior	9318691	Generator, Gas or Gasoline, Replace	25	8	17	1	EA	$66,000.00	$66,000																		$66,000					**$66,000**
D5010	Elec 111	9318796	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	$20,000.00	$20,000																						$20,000	**$20,000**
D5010	Elec 111	9318658	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	$20,000.00	$20,000																						$20,000	**$20,000**
D5020	Electrical Shed	9307001	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$25,000.00	$25,000			$25,000																				**$25,000**
D5020	Elec 111	9318761	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$10,000.00	$10,000				$10,000																			**$10,000**
D5020	Elec 111	9318763	Switchboard, 277/480 V, Replace	40	36	4	1	EA	$75,000.00	$75,000					$75,000																		**$75,000**
D5020	232	9318746	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																		**$10,000**

Replacement Reserves Report

5/28/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5020	Elec 113	9318740	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$16,000					$16,000																	**$16,000**
D5020	Elec 130	9318683	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Elec 111	9318713	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$6,700																$6,700						**$6,700**
D5020	Elec 111	9318678	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	Electrical Shed	9307004	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$7,000.00	$7,000			$7,000																			**$7,000**
D5020	Elec 113	9318684	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	212	9318714	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$10,000.00	$10,000					$10,000																	**$10,000**
D5020	Elec 130	9318659	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	Elec 113	9318776	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5030	Throughout Building	9318667	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	78386	SF	$2.50	$195,965					$195,965																	**$195,965**
D5030	Boiler Room	9318793	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9318685	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9318668	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9318728	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	220A	9318705	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$7,000.00	$7,000											$7,000											**$7,000**
D5030	Boiler Room	9318780	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$14,700.00	$14,700												$14,700										**$14,700**
D5030	205A	9318717	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$7,000.00	$7,000												$7,000										**$7,000**
D5030	Boiler Room	9318756	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$7,000.00	$7,000												$7,000										**$7,000**
D5030	Boiler Room	9318727	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$8,800.00	$8,800												$8,800										**$8,800**
D5030	Boiler Room	9318804	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$14,700.00	$14,700												$14,700										**$14,700**
D5030	Boiler Room	9318656	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$8,800.00	$8,800												$8,800										**$8,800**
D5040	Auditorium	9318788	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	15	5	1500	SF	$30.00	$45,000						$45,000																**$45,000**
D5040	Throughout Building	9318721	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	78386	SF	$0.65	$50,951						$50,951										$50,951						**$101,902**
D5040	Throughout Building	9318742	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	78386	SF	$5.00	$391,930											$391,930											**$391,930**
D5040	Building Exterior	9318730	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	10	EA	$800.00	$8,000											$8,000											**$8,000**
D5040	Gymnasium	9318775	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	5	15	16	EA	$1,700.00	$27,200																$27,200						**$27,200**
D6060	Throughout Building	9318802	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	78386	SF	$1.65	$129,337																$129,337						**$129,337**
D7030	Throughout Building	9318704	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	78386	SF	$2.00	$156,772											$156,772											**$156,772**
D7050	109	9318814	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000															$15,000	**$30,000**
D7050	Throughout Building	9318757	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	78386	SF	$3.00	$235,158						$235,158																**$235,158**
E1030	Kitchen	9318731	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	8	LF	$1,000.00	$8,000					$8,000																	**$8,000**
E1030	Kitchen	9318813	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	6	LF	$1,000.00	$6,000					$6,000																	**$6,000**
E1030	Kitchen	9318694	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	9318674	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9318803	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Roof	9318660	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300															$6,300	**$12,600**
E1030	Kitchen	9318755	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	9318786	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	9318703	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	9318718	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	9318672	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	$25,000.00	$25,000						$25,000																**$25,000**
E1030	Kitchen	9318792	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**
E1030	Kitchen	9318748	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	6	9	1	EA	$6,300.00	$6,300										$6,300												**$6,300**
E1040	Hallways & Common Areas	9318787	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E1070	Auditorium	9318733	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	2000	SF	$13.00	$26,000						$26,000															$26,000	**$52,000**
E1070	Gymnasium	9318723	Basketball Backboard, Ceiling-Mounted, Operable	30	20	10	4	EA	$7,830.00	$31,320											$31,320											**$31,320**
E1070	Gymnasium	9318663	Basketball Backboard, Wall-Mounted, Fixed	30	20	10	4	EA	$3,580.00	$14,320											$14,320											**$14,320**
E2010	Library	9318791	Casework, Cabinetry, Standard, Replace	20	15	5	20	LF	$300.00	$6,000						$6,000																**$6,000**
E2010	Library	9318711	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	75	LF	$480.00	$36,000											$36,000											**$36,000**
E2010	Library	9318762	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	150	LF	$330.00	$49,500											$49,500											**$49,500**
E2010	Throughout Building	9318689	Casework, Cabinetry, Standard, Replace	20	10	10	200	LF	$300.00	$60,000											$60,000											**$60,000**

Replacement Reserves Report

5/28/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Building Exterior	9307000	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	34	1	200	SF	$60.00	$12,000		$12,000																				**$12,000**
Y1090	Throughout	9377020	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																						**$7,500**
Y1090	Throughout	9377022	ADA Miscellaneous, Lump Sum Budget, Allowance, Upgrade	0	0	0	1	EA	$20,000.00	$20,000	$20,000																						**$20,000**
Totals, Unescalated											**$32,600**	**$12,000**	**$32,000**	**$123,400**	**$841,965**	**$1,268,009**	**$402,130**	**$0**	**$0**	**$7,700**	**$1,614,646**	**$218,300**	**$0**	**$2,400**	**$184,600**	**$1,606,051**	**$436,400**	**$66,000**	**$0**	**$0**	**$623,270**	**$7,471,471**
Totals, Escalated (3.0% inflation, compounded annually)											**$32,600**	**$12,360**	**$33,949**	**$134,843**	**$947,639**	**$1,469,970**	**$480,164**	**$0**	**$0**	**$10,047**	**$2,169,949**	**$302,178**	**$0**	**$3,524**	**$279,224**	**$2,502,175**	**$700,294**	**$109,088**	**$0**	**$0**	**$1,125,695**	**$10,313,699**

Capt. James E. Daly Jr. Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site General	9306794	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	5	5	1900	SF	$2.74	$5,206						$5,206										$5,206							**$10,412**
F1020	Site	9318758	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	10	15	1600	SF	$100.00	$160,000																$160,000							**$160,000**
F1020	Site	9318722	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	20	15	900	SF	$200.00	$180,000																$180,000							**$180,000**
G2020	Site Parking Areas	9306783	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	10000	SF	$5.50	$55,000	$55,000																						**$55,000**
G2020	Site Parking Areas	9306792	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	28195	SF	$0.45	$12,688			$12,688					$12,688					$12,688					$12,688					**$50,751**
G2020	Site Parking Areas	9306785	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	18195	SF	$3.50	$63,683			$63,683																				**$63,683**
G2030	Site Parking Areas	9306768	Sidewalk, Concrete, Large Areas, Replace	50	36	14	8871	SF	$9.00	$79,839															$79,839								**$79,839**
G2050	Site Sports Fields & Courts	9306784	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	7190	SF	$0.45	$3,236			$3,236					$3,236					$3,236					$3,236					**$12,942**
G2050	Site Sports Fields & Courts	9306779	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																			**$5,000**
G2050	Site Sports Fields & Courts	9306773	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	15	10	4	EA	$4,750.00	$19,000												$19,000											**$19,000**
G2050	Play Area	9306787	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	7190	SF	$3.50	$25,165																$25,165							**$25,165**
G2050	Site Playground Areas	9306778	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	2	3	9650	SF	$1.00	$9,650				$9,650					$9,650					$9,650					$9,650				**$38,600**
G2050	Site Playground Areas	9306775	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	$10,000.00	$10,000																$10,000							**$10,000**
G2050	Site Playground Areas	9306776	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	$35,000.00	$35,000																$35,000							**$35,000**
G2050	Site Playground Areas	9306791	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000							**$20,000**
G2050	Site Playground Areas	9306774	Play Structure, Multipurpose, Large, Replace	20	5	15	1	EA	$35,000.00	$35,000																$35,000							**$35,000**
G2060	Site General	9306793	Bike Rack, Fixed 1-5 Bikes, Replace	20	2	18	2	EA	$600.00	$1,200																			$1,200				**$1,200**
G2060	Site General	9306782	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	173	LF	$18.00	$3,114																					$3,114		**$3,114**
G2060	Site General	9306780	Signage, Property, Monument, Replace/Install	20	18	2	1	EA	$3,000.00	$3,000			$3,000																				**$3,000**
G2060	Exterior	9306770	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	32	EA	$150.00	$4,800						$4,800																	**$4,800**
G2060	Site	9306771	Flagpole, Metal, Replace	30	20	10	2	EA	$2,500.00	$5,000											$5,000												**$5,000**
G4050	Site Parking Areas	9306769	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	12	8	13	EA	$4,000.00	$52,000									$52,000														**$52,000**
G4050	Site General	9306789	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen, Replace	20	18	2	11	EA	$800.00	$8,800			$8,800																				**$8,800**
G4050	Site General	9306786	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen, Replace	20	10	10	15	EA	$800.00	$12,000											$12,000												**$12,000**
Y1010	Parking Lot	9377007	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	2	EA	$1,000.00	$2,000	$2,000																						**$2,000**
Totals, Unescalated											**$57,000**	**$0**	**$91,406**	**$14,650**	**$0**	**$10,006**	**$0**	**$15,923**	**$61,650**	**$0**	**$36,000**	**$0**	**$15,923**	**$9,650**	**$79,839**	**$470,371**	**$0**	**$15,923**	**$10,850**	**$0**	**$3,114**	**$892,306**
Totals, Escalated (3.0% inflation, compounded annually)											**$57,000**	**$0**	**$96,972**	**$16,008**	**$0**	**$11,600**	**$0**	**$19,584**	**$78,096**	**$0**	**$48,381**	**$0**	**$22,703**	**$14,171**	**$120,764**	**$732,823**	**$0**	**$26,319**	**$18,471**	**$0**	**$5,624**	**$1,268,516**

* 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	9318789	D1010	**Elevator Controls**	Automatic, 1 Car		Capt. James E. Daly Jr. Elementary School / Main Building	115	Dover	No dataplate	No dataplate	1989		
2	9318799	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Capt. James E. Daly Jr. Elementary School / Main Building	115	Dover	EP-150-30	E-45834	1989		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9318719	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD100199NES 118	1026M001239	2010		
2	9318808	D2010	**Backflow Preventer**	Domestic Water	6 IN	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Watts Regulator	709	24346			
3	9318737	D2020	**Grease Trap/Interceptor**	Grease Trap/Interceptor, Underground		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
4	9318750	D2030	**Pump**	Sump	3 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9318669	D3020	**Boiler**	Gas, HVAC	1500 MBH	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Fulton	EDR-1500	121183	2016		
2	9318817	D3020	**Boiler**	Gas, HVAC	1500 MBH	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Fulton	EDR-1500	121179	2016		
3	9318805	D3020	**Boiler** [B-1]	Gas, HVAC	1500 MBH	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Fulton	EDR-1500	121188	2016		
4	9318676	D3020	**Unit Heater**	Hydronic	360 MBH	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	UHSB3601TAA1000000A	F16D31961	2016		
5	9318677	D3020	**Boiler Supplemental Components**	Expansion Tank	250 GAL	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
6	9318696	D3020	**Boiler Supplemental Components** [ET 1]	Expansion Tank	250 GAL	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
7	9318671	D3030	**Chiller**	Air-Cooled	275 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Trane	RTAE 275F UAF2 BALF N1X2 A140 0DE0 XC20 AAA1 0	U16F9533 30	2016		
8	9318773	D3030	**Heat Pump**	Packaged & Wall-Mounted	3 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Building Exterior	General Electric	Inaccessible	Inaccessible			
9	9318797	D3030	**Heat Pump**	Packaged & Wall-Mounted	3 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Building Exterior	GE	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9318695	D3030	**Heat Pump**	Var Refrig Vol (VRV)	5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Ingersoll Rand	4TVR0168B400NC	153951035X	2015		
11	9318657	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	LG	LSU090HSV4	603KATM1FN93			
12	9318784	D3030	**Split System** [ACCU 6]	Condensing Unit/Heat Pump	15 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	Trane	TTA 180H400AA	16122XXKTA			
13	9318680	D3030	**Split System Ductless**	Single Zone	.75 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	Mitsubishi Electric	MUZ-GS09NA	2ZC00268			
14	9318725	D3030	**Split System Ductless**	Single Zone	1 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Building Exterior	Mitsubishi Electric	MUY-GE12NA	0000280 T			
15	9318811	D3030	**Split System Ductless**	Single Zone	1.5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	LG	LUU187HV	602KCWC12253			
16	9318766	D3030	**Split System Ductless**	Single Zone	1.5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Building Exterior	LG	LSU180HSV4	601KAMZ0YF91			
17	9318819	D3030	**Split System Ductless** [DSS 2]	Single Zone	.75 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	LG	LSU090HSV4	601KAMZ0SD35			
18	9318735	D3030	**Split System Ductless** [DSS 3]	Single Zone	.75 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	LG	LSU090HSV4	603KAGS1FN91			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9318795	D3030	**Split System Ductless** [DSS 4]	Single Zone	1 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	LG	LSU090HSV4.	Inaccessible			
20	9318781	D3030	**Split System Ductless** [DSS 6]	Single Zone	1.5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	LG	LUU187HV	Illegible			
21	9318661	D3030	**Split System Ductless** [DSS 7]	Single Zone	1.5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Courtyard	LG	LUU187HV	Illegible			
22	9318777	D3030	**Unit Ventilator**	approx/nominal 2 Ton	300 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Entryways						3
23	9318812	D3030	**Unit Ventilator**	approx/nominal 2 Ton	500 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Throughout Building				2004		15
24	9318665	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	300 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Hallways						5
25	9318655	D3050	**Pump**	Distribution, HVAC Heating Water	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		
26	9318681	D3050	**Pump**	Distribution, HVAC Heating Water	1 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Paco	16 20705-13/0 101-1442P	1971119734-40B			
27	9318675	D3050	**Pump** [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9318809	D3050	**Pump** [P-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		
29	9318736	D3050	**Pump** [P-3]	Distribution, HVAC Heating Water	30 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		
30	9318772	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		
31	9318700	D3050	**Pump** [P-6]	Distribution, HVAC Heating Water	30 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate	2016		
32	9318666	D3050	**Pump** [P-7]	Distribution, HVAC Heating Water	1 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Paco	16-20705-130101-1442P	19711197 34-40C	2016		
33	9318770	D3050	**Pump** [P-8]	Distribution, HVAC Heating Water	1 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Paco	16-20705-130101-1442P	1971119734-40A	2016		
34	9318765	D3050	**Air Handler**	Exterior AHU	6000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Trane	CSAA021UBL00	K16E36422	2016		
35	9318816	D3050	**Air Handler**	Exterior AHU, 4001 to 6000 CFM	6000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Trane	CSAA012UBL00	K16E35661	2016		
36	9318771	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	6000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	220A	Trane	CSAA012UAL00	K16E35670	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	9318688	D3050	**Air Handler** [AHU 1]	Interior AHU, Easy/Moderate Access	2400 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	205A	Trane	CSAA010UAL00	K16D33285	2016		
38	9318744	D3050	**Packaged Unit** [RTU 1]	RTU, Pad or Roof-Mounted	17.5 TON	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Valent	VPRX-210-16B-X-C-1DX	14590362	2016		
39	9318815	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	Greenheck	GB-141-4-X	14567667	2014		
40	9318800	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	9318747	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof						
42	9318679	D3060	**Exhaust Fan** [EF-25]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
43	9318715	D3060	**Exhaust Fan** [EF-27]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	9318706	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
45	9318716	D3060	**Exhaust Fan** [FAN 2]	Roof or Wall-Mounted, 10" Damper	500 CFM	Capt. James E. Daly Jr. Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9318691	D5010	**Generator**	Gas or Gasoline	100 KW	Capt. James E. Daly Jr. Elementary School / Main Building	Building Exterior	Kohler	100REZGD	SGM32KJ4S	2017		
2	9318796	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111						
3	9318658	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111						
4	9318713	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111	Square D	Inaccessible	Inaccessible			
5	9307001	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Electrical Shed	General Electric	9T23B3877	NA			
6	9318783	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	LG	9710C1001	1M0397513	2016		
7	9318761	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111	Square D	75T3HCU	No dataplate	1989		
8	9318746	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	232	Square D	75N	No dataplate	1989		
9	9318678	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111	Square D	EX30T3H	1063017079			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9318740	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 113	Square D	112T3HCU	No dataplate	1989		
11	9318683	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 130	Square D	7513HGU	No dataplate	1989		
12	9318763	D5020	**Switchboard**	277/480 V	1600 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 111	Square D	44-02772-77	No dataplate	1989		
13	9318684	D5020	**Distribution Panel**	277/480 V	800 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 113	Square D	5086-8	No dataplate	1989		
14	9318714	D5020	**Distribution Panel**	277/480 V	800 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	212	Square D	3273-81	No dataplate	1989		
15	9318659	D5020	**Distribution Panel**	277/480 V	400 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 130	Square D	3274-6	No dataplate	1989		
16	9307004	D5020	**Distribution Panel** [DALY]	120/208 V	700 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Electrical Shed	GE	069 X957599	NA			
17	9318776	D5020	**Distribution Panel** [RP #1]	120/208 V	400 AMP	Capt. James E. Daly Jr. Elementary School / Main Building	Elec 113	Square D	44-02772-77	No dataplate	1989		
18	9318780	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	30 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	080904Y206	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9318656	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	15 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	080304Y206	2016		
20	9318717	D5030	**Variable Frequency Drive** [VFD 12]	VFD, by HP of Motor	10 HP	Capt. James E. Daly Jr. Elementary School / Main Building	205A	Trane	No dataplate	082304Y206	2016		
21	9318705	D5030	**Variable Frequency Drive** [VFD 18]	VFD, by HP of Motor	10 HP	Capt. James E. Daly Jr. Elementary School / Main Building	220A	Trane	No dataplate	No dataplate			
22	9318727	D5030	**Variable Frequency Drive** [VFD 2]	VFD, by HP of Motor	15 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	080404Y206	2016		
23	9318804	D5030	**Variable Frequency Drive** [VFD 3]	VFD, by HP of Motor	30 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	081004Y206	2016		
24	9318728	D5030	**Variable Frequency Drive** [VFD 4]	VFD, by HP of Motor	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	081304Y206			
25	9318685	D5030	**Variable Frequency Drive** [VFD 5]	VFD, by HP of Motor	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	081404Y206			
26	9318756	D5030	**Variable Frequency Drive** [VFD 7]	VFD, by HP of Motor	10 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	081704Y206	2016		
27	9318793	D5030	**Variable Frequency Drive** [VFD 8]	VFD, by HP of Motor	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	722304Y079			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9318668	D5030	**Variable Frequency Drive** [VFD 9]	VFD, by HP of Motor	5 HP	Capt. James E. Daly Jr. Elementary School / Main Building	Boiler Room	Trane	No dataplate	081604Y206			
29	9318775	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Capt. James E. Daly Jr. Elementary School / Main Building	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9318814	D7050	**Fire Alarm Panel**	Fully Addressable		Capt. James E. Daly Jr. Elementary School / Main Building	109	Honeywell	MS-9600UDLS	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9318707	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen						
2	9318718	E1030	**Foodservice Equipment**	Convection Oven, Double		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Blodgett	No dataplate	071913ZA029T			
3	9318674	E1030	**Foodservice Equipment**	Convection Oven, Single		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Blodgett	No dataplate	071913ZA030B			
4	9318694	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
5	9318755	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Beverage-Air Corporation	SMF34	No dataplate			
6	9318786	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate			
7	9318748	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Trenton	TEHA030L6-HT3C-F	199102428	2019		
8	9318660	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Capt. James E. Daly Jr. Elementary School / Main Building	Roof						
9	9318803	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Bally	BA-75A-1	68669891			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9318703	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	Bally	B--150A-1	68680891			
11	9318672	E1030	**Foodservice Equipment**	Walk-In, Freezer		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
12	9318792	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Capt. James E. Daly Jr. Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
13	9318787	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Capt. James E. Daly Jr. Elementary School / Main Building	Hallways & Common Areas						