FACILITY CONDITION ASSESSMENT

prepared for

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

Damascus Elementary School
10201 Bethesda Church Road
Damascus, MD 20872

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

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
bill.champion@bureauveritas.com

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	10201 Bethesda Church Road, Damascus, MD 20872
Site Developed	1934 Renovated 1979
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 14, 2025
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Kevin Jacobs 301.648.7138
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, *Technical Report Reviewer for,* Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was originally built in 1934 and was expanded over time. The last major expansion was around 1979. It also had significant work done around 2010 and 2021. It is used as an elementary school for the local community.

Architectural

The building has masonry construction with bricks in some areas and CMU in others. The roof was reportedly replaced a few years ago, although it was reported to have had some issues. It is recommended to review if the roof is still under warranty for those repairs. Overall, the exterior envelope systems and components were observed to be performing adequately, although many windows are reaching the end of their expected life. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear; however, some VCT is very dated and will need replacement in the near term. Also, cracking was reported and observed on the exterior stair/walkway structure. That should be evaluated and repaired.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by a combination of boilers, RTU's, and scattered condensing units primarily on the roof. These condensing units are collectively from 2012. They are reaching the end of their expected lifecycle, and will begin to need replacement soon. The two standard boilers are from 1998 and the gas pulse combustion boiler is from 2013. These do not appear to have any issues. Some RTU's were becoming very aged and showed significant rust. These will need replacement soon.

The plumbing systems are also a mix of original and replacement. Generally, the fixtures were updated recently, but the plumbing piping is significantly aged in the dated areas. These are reportedly frequently having issues and will need replacement soon. A 2001 water heater provides hot water throughout. This is beyond its expected life, but it appears to be still currently functional.

A 1600A switchboard provides power to smaller panels throughout. The system appears to generally be functional throughout.

A fire alarm system is present and a sprinkler system is present in a small area.

Site

There are three playgrounds onsite over wood chips or rubber tile surfaces. Asphalt lots and concrete walkways are present around the site for parking and walking. There is a basketball court with 4 basketball nets in the rear.

Recommended Additional Studies

Some rooms reportedly had smells of moisture. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate potential growth is also included.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values. A School Facility with full estimated life of all systems (a brand new school) would have a 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 0.495404.

Immediate Needs

There are no immediate needs to report.

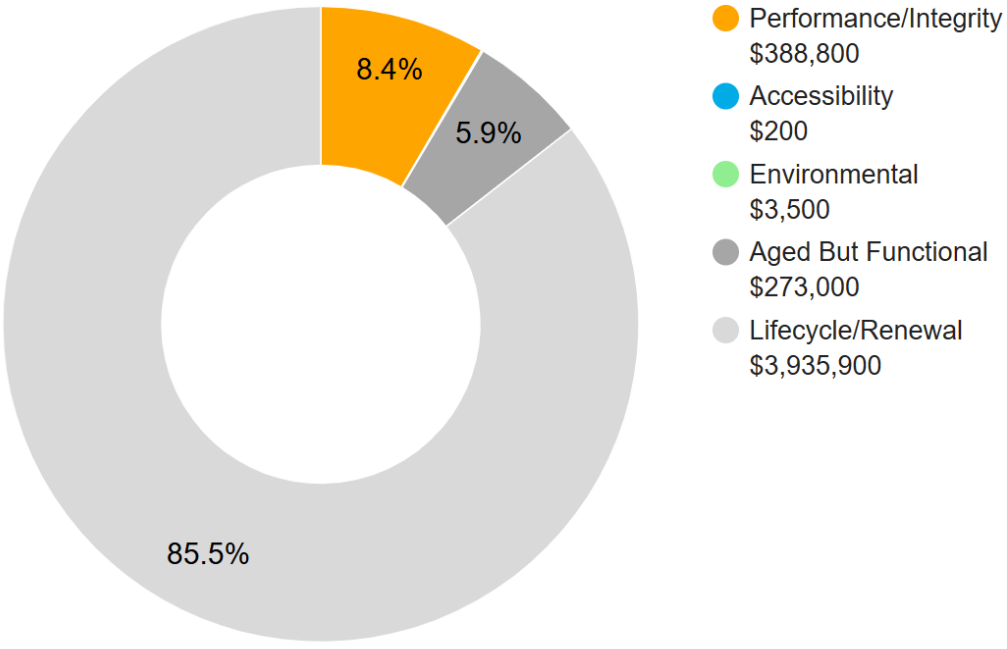
Key Findings

There are no key findings to report.

Plan Types

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

Plan Type Descriptions & Distribution		
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: $4,601,400

2. Elementary School Building

Elementary School Building: Systems Summary		
Address	10201 Bethesda Church Road; Damascus MD 20872	
GPS Coordinates	39°17'08.98" N ; 77°12'42.00" W	
Constructed/Renovated	1934 / 1979	
Building Area	53,239 SF	
Number of Stories	1 above grade with 1 partially below-grade level	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete foundation	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Brick coating with stucco look Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, brick, and CMU Floors: Ceramic tile, VCT, carpet, wood sports floor Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair

Elementary School Building: Systems Summary		
Plumbing	Distribution: Copper supply with waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers feeding radiators with RTU's Non-Central System: Split system condensing units providing cooling and exhaust fans providing exhaust	Fair
Fire Suppression	Sprinkler system in small area and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: assumed HPS Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, 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	Some rooms reportedly had smells of moisture. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to remediate potential growth is also included.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
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	-	-	-	$472,100	-	$472,100
Interiors	$6,000	$68,600	$39,400	$547,000	$363,700	$1,024,700
Conveying	-	-	$10,400	$6,100	$101,900	$118,500
Plumbing	-	$282,400	$24,700	$21,900	$121,900	$450,900
HVAC	$900	$36,500	$204,900	$689,900	$374,700	$1,306,800
Fire Protection	-	-	-	$17,300	-	$17,300
Electrical	-	-	-	$684,800	-	$684,800
Fire Alarm & Electronic Systems	-	-	$17,400	$460,800	$27,100	$505,300
Equipment & Furnishings	-	$15,400	$14,000	$62,300	$184,600	$276,300
Follow-up Studies	$3,500	-	-	-	-	$3,500
TOTALS (3% inflation)	**$10,400**	**$402,900**	**$310,900**	**$2,962,300**	**$1,173,900**	**$4,860,400**

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

3. Site Summary

Site Information		
Site Area	9.5 acres (estimated)	
Parking Spaces	Around 105 total spaces all in open lots; 5 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	Wrought iron fencing Playgrounds and sports fields and courts Limited park benches and picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees 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	Portable classrooms	Fair
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 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
HVAC	-	-	$23,400	-	$36,500	$59,900
Site Development	-	-	$5,100	$139,900	$61,900	$206,900
Site Pavement	-	$47,700	-	$55,300	$700,200	$803,300
Site Utilities	-	-	-	$5,100	$112,400	$117,500
TOTALS (3% inflation)	**-**	**$47,700**	**$28,500**	**$200,300**	**$911,000**	**$1,187,500**

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

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1934 / ~2021	No	No
Building	1934 / 1979	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Damascus Elementary School, 10201 Bethesda Church Road, Damascus, MD 20872, 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: William Hunt
Project Assessor

Reviewed by: Daniel White
Technical Report Reviewer
for
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

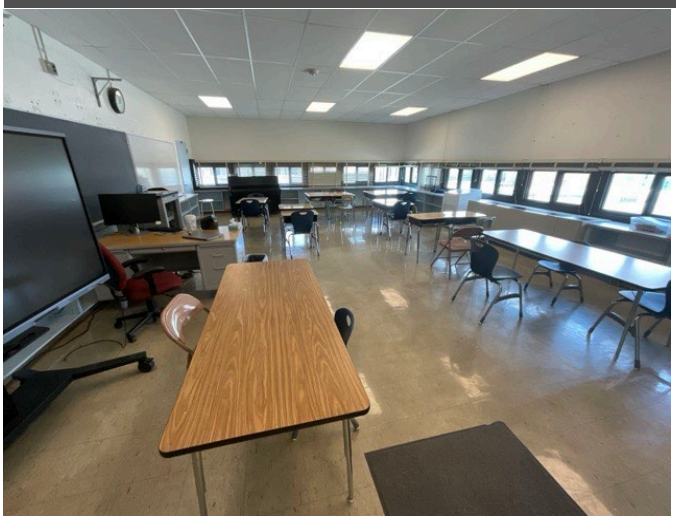
3 - REAR ELEVATION

4 - RIGHT ELEVATION

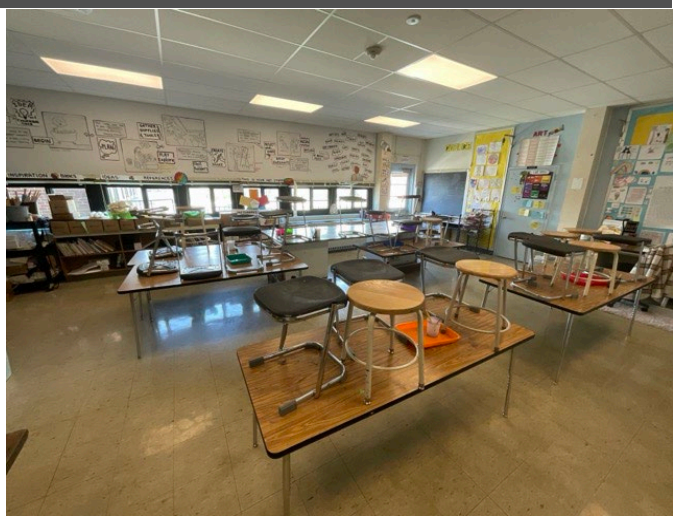
5 - ROOF

6 - TYPICAL CLASSROOM

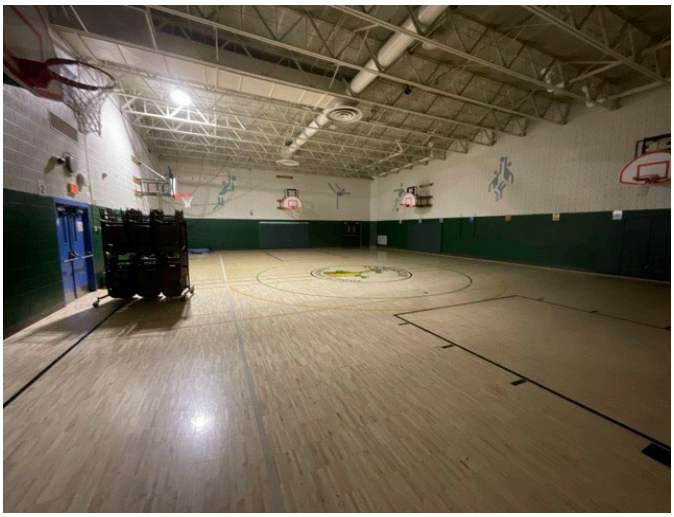
Photographic Overview



7 - SECOND TYPICAL CLASSROOM

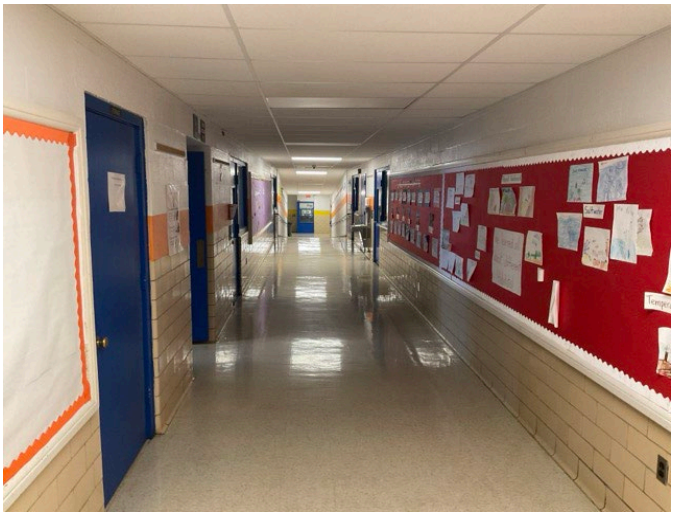


8 - ART CLASSROOM



9 - GYMNASIUM

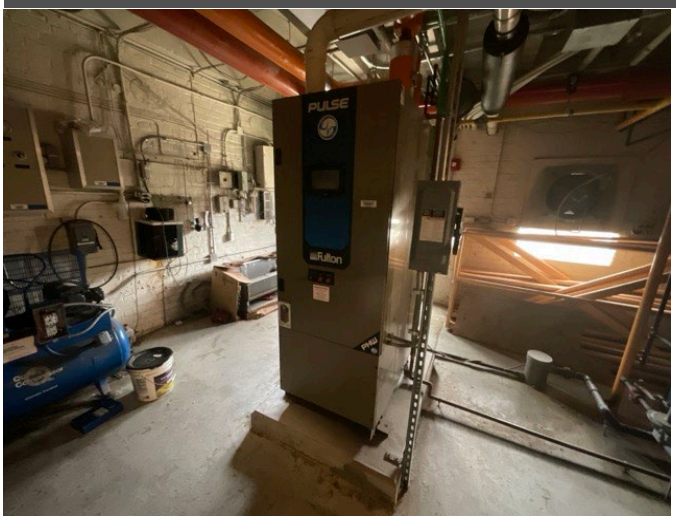
10 - RESTROOM



11 - TYPICAL HALLWAY

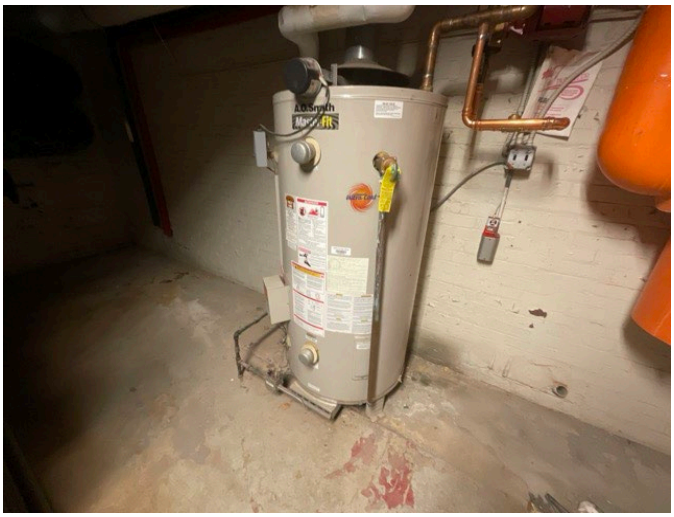
12 - ELEVATOR

Photographic Overview



13 - NEWER BOILER

14 - OLDER BOILER



15 - WATER HEATER

16 - GENERATOR

17 - TYPICAL CONDENSING UNIT

18 - PACKAGED ROOFTOP UNIT

Photographic Overview

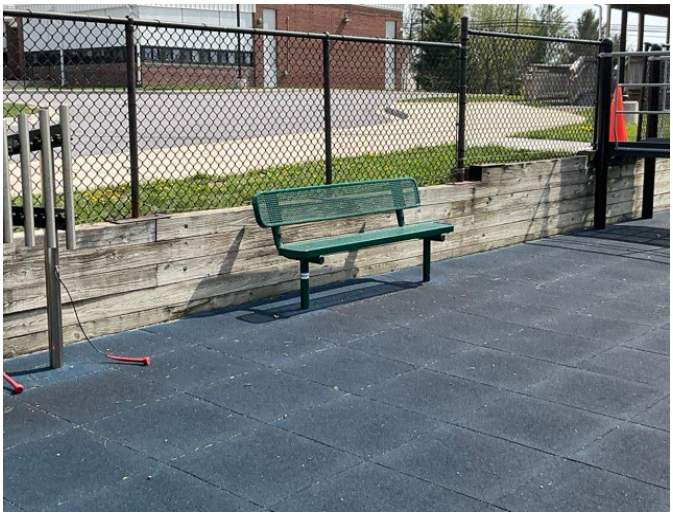
19 - COURTYARD

20 - MAIN PLAYGROUND

21 - FRONT PLAYGROUND

22 - BASKETBALL COURT

23 - PICNIC TABLE



24 - TYPICAL PARK BENCH

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-034.354	Damascus Elementary School
Source	**On-Site Date**
Google	April 14, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Damascus Elementary School

Name of person completing form: Kevin Jacobs

Title / Association w/ property: Maintenance

Length of time associated w/ property: 17 years

Date Completed: 4/14/2025

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1934	Renovated: 1979	2010
2	Building size in SF	53,239 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2021	Did full roof over 2 summers, and did some ceiling work at the same time
		Interiors		
		HVAC	2010	But media center and gym are old. All classroom units in 2010
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Don't know, hired an arch firm for a new building and renovation		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Mechanical break downs. Fixtures replaced but plumbing getting old, plumbing since 50s at least original		

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				Cracking on front stairway on sides of concrete
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				Some rooms reportedly smell like a damp basement
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Pinhole over time and 3 bathrooms were shut down due to issues
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				Control valves going bad
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Some rooms hotter than the controls say they should be
14	Is the electrical service outdated, undersized, or problematic?		X			Some breaker panels tapped out
15	Are there any problems or inadequacies with exterior lighting?		X			Wall units burn up often, pole lights are led and good. Done with parking lot around 2021
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Drain got pulled out in back by accident
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				Elevator added with handicap path
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			Gripes over time
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Damascus Elementary School

BV Project Number: 172559.25R000-034.354

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			Elevator added with handicap path
3	Has building management reported any accessibility-based complaints or litigation?		X		Gripes over time

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

2ND AREA OF ACCESSIBLE PARKING

	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

ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

DOOR HARDWARE

	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		No signage to accessible entrances observed
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 ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

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 CAB

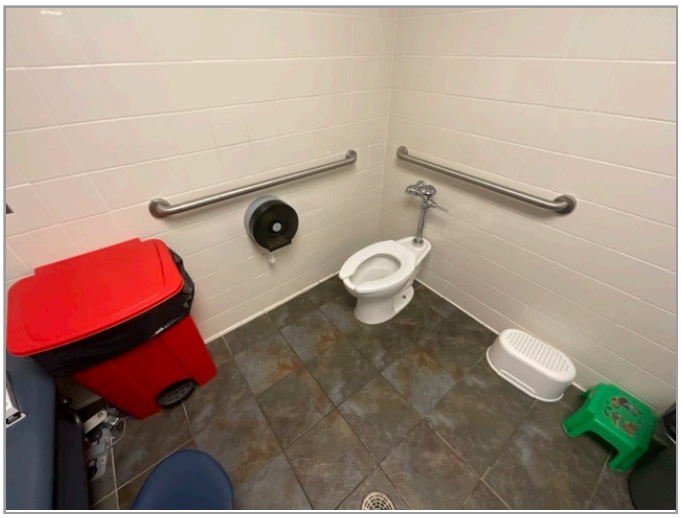
IN-CAB CONTROLS

	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	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	53,239 SF	22	9297892
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	43,239 SF	51	9297893
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	10,000 SF	51	9297895
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	53,239 SF	10	9297894
HVAC						
D3030	Throughout	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON	20	3	9297890
Fire Protection						
D4010	Non-sprinkled areas	NA	Fire Suppression System, Existing Sprinkler Heads, by SF	48,239 SF	19	9297889
Fire Alarm & Electronic Systems						
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	53,239 SF	8	9297896
Accessibility						
Y1020	Walkway	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	0	9298837

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	4,300 SF	10	9218942
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	30	8	9218951
Roofing						
B3010	Roof	Good	Roofing, Built-Up	53,239 SF	21	9218981
B3060	Roof	Good	Roof Hatch, Metal	2	22	9218896
Interiors						

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	50	4	9218869
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	42,600 SF	22	9218894
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	6,900 SF	7	9218861
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	78,300 SF	6	9218916
C2010	Mechanical Room	Poor	Wall Finishes, any surface, Prep & Paint	1,600 SF	2	9218921
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,000 SF	9	9218902
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	7,000 SF	10	9218917
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	10,600 SF	2	9218892
C2030	Building Exterior	Poor	Flooring, Concrete, Repair	200 SF	0	9218952
C2030	Commercial Kitchen	Fair	Flooring, Ceramic Tile	2,000 SF	20	9218910
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	500 SF	6	9218980
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	22	9218906
C2050	Electrical Room	Poor	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,700 SF	2	9218958
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	9218961
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9218897
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	7	9218950
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	9218940
D2010	Throughout Building	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	53,239 SF	2	9218932
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	9218970
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	40	15	9218928
D2010	Restrooms	Good	Toilet, Commercial Water Closet	40	25	9218879
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	5	12	9218924
D2010	Restrooms	Good	Urinal, Standard	15	25	9218985

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility Rooms/Areas	Fair	Backflow Preventer, Domestic Water	1	10	9218983
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	7	9218929
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	18	9218927
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	5	9218911
D3020	Garage	Good	Unit Heater, Electric	1	16	9218969
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	5	9218877
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	15	9218962
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-08]	1	4	9218930
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-05]	1	4	9218871
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-11]	1	4	9218926
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	11	9218884
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-14]	1	4	9218875
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-22]	1	4	9218859
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-20]	1	4	9218966
D3030	Portable Classroom Exteriors	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	4	10	9218867
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-09]	1	4	9218874
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	9218922
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-16]	1	4	9218965
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-18]	1	4	9218925
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	9218977
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-13]	1	4	9218954
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-10]	1	4	9218900
D3030	Roof	Fair	Split System Ductless, Single Zone	1	2	9218945
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-15]	1	4	9218895

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-19]	1		4	9218860
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-23]	1		4	9218960
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-12]	1		4	9218891
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-21]	1		4	9218923
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		12	9218986
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		3	9218984
D3050	Roof	Failed	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam	100	LF	0	9218880
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1		16	9218964
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	53,239	SF	10	9218963
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1		4	9218979
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1		12	9218901
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted	1		1	9218865
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	53,239	SF	10	9218973
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water	1		21	9218975
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1		2	9218957
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	2		5	9218866
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper	1		17	9218907
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-8]	1		6	9218946
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1		3	9218918
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-7]	1		3	9218956
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-4]	1		3	9218968
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-6]	1		22	9218941
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-5]	1		3	9218948
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1		3	9218939
D3060	Mechanical Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1		10	9218898

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-9]	1	3	9218868
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-2]	1	2	9218949
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper [EF-1]	1	3	9218899
Fire Protection						
D4010	Near All-Purpose Room	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,000 SF	7	9218987
D4010	Throughout Building	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20 LF	10	9218912
Electrical						
D5010	Electrical Room	Fair	Generator, Diesel	1	10	9218919
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	2	8	9218967
D5020	Near All-Purpose Room	Good	Distribution Panel, 120/208 V [AC2b]	1	22	9218974
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	10	9218914
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	10	9218870
D5020	Near All-Purpose Room	Good	Distribution Panel, 120/208 V [AC2a]	1	22	9218972
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	53,239 SF	10	9218971
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	53,239 SF	8	9218976
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	53,239 SF	8	9218872
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	53,239 SF	8	9218864
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	53,239 SF	10	9218959
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable [EM Panel]	1	5	9218938
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9218904
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	9218953
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	13	9218936
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	9218955

Component Condition Report | Damascus Elementary School / Damascus Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	10	9218889
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	9218934
E1030	Kitchen	Poor	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	1	9218863
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	9218908
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	9218890
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	10	9218944
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	2	13	9218935
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	9218873
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	9218982
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	3	9218876
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	1	9218943
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	10	9218978
Follow-up Studies						
P2030	Throughout Building	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	0	9218915

Component Condition Report | Damascus Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-02]	1	4	9222756
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-04]	1	4	9222757
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-03]	1	4	9222769
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump [CU-01]	1	4	9222761
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	100,000 SF	2	9222758
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	100,000 SF	16	9222759

Component Condition Report | Damascus Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	2,000 SF	3	9222764
G2050	Site	Good	Play Structure, Multipurpose, Small	1	11	9222755
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9222760
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	7	9222766
G2050	Site	Good	Play Structure, Multipurpose, Medium	1	15	9222765
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	3,000 SF	8	9222762
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	2	16	9222771
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	12	9222754
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	5	9222768
G2060	Site	Fair	Flagpole, Metal	1	6	9222770
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	10	17	9222767
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	10	8	9222763

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/8/2025

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
Damascus Elementary School	$200	$0	$0	$100,531	$0	$0	$0	$0	$404,649	$0	$133,081	$0	$0	$0	$0	$0	$0	$0	$156,624	$90,508	$0	**$885,593**
Damascus Elementary School / Damascus Elementary School	$10,400	$30,879	$371,999	$90,259	$139,000	$81,613	$182,929	$72,440	$734,344	$195,716	$1,776,853	$87,594	$79,344	$38,769	$0	$199,731	$273,923	$115,369	$120,532	$143,787	$114,869	**$4,860,352**
Damascus Elementary School / Site	$0	$0	$47,741	$4,371	$23,411	$696	$2,985	$78,712	$105,142	$0	$13,439	$13,842	$66,155	$5,874	$0	$31,159	$563,894	$186,772	$6,810	$36,473	$0	**$1,187,475**
Grand Total	**$10,600**	**$30,879**	**$419,740**	**$195,161**	**$162,411**	**$82,308**	**$185,914**	**$151,151**	**$1,244,135**	**$195,716**	**$1,923,373**	**$101,437**	**$145,499**	**$44,643**	**$0**	**$230,891**	**$837,817**	**$302,141**	**$283,966**	**$270,769**	**$114,869**	**$6,933,420**

Damascus Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building exterior	9297894	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	20	10	10	53239	SF	$1.86	$99,025											$99,025											**$99,025**
D3030	Throughout	9297890	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	12	3	20	EA	$4,600.00	$92,000				$92,000															$92,000			**$184,000**
D4010	Non-sprinkled areas	9297889	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	6	19	48239	SF	$1.07	$51,616																				$51,616		**$51,616**
D8010	Throughout	9297896	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	7	8	53239	SF	$6.00	$319,434									$319,434													**$319,434**
Y1020	Walkway	9298837	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	0	0	1	EA	$200.00	$200	$200																					**$200**
Totals, Unescalated											**$200**	**$0**	**$0**	**$92,000**	**$0**	**$0**	**$0**	**$0**	**$319,434**	**$0**	**$99,025**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$92,000**	**$51,616**	**$0**	**$654,274**
Totals, Escalated (3.0% inflation, compounded annually)											**$200**	**$0**	**$0**	**$100,531**	**$0**	**$0**	**$0**	**$0**	**$404,649**	**$0**	**$133,081**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$156,624**	**$90,508**	**$0**	**$885,593**

Damascus Elementary School / Damascus Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2020	Building Exterior	9218942	Glazing, any type by SF, Replace	30	20	10	4300	SF	$55.00	$236,500											$236,500											**$236,500**
B2050	Building Exterior	9218951	Exterior Door, Steel, Commercial, Replace	40	32	8	30	EA	$4,060.00	$121,800									$121,800													**$121,800**
C1030	Throughout Building	9218869	Interior Door, Wood, Solid-Core, Replace	40	36	4	50	EA	$700.00	$35,000					$35,000																	**$35,000**
C1070	Gymnasium	9218861	Suspended Ceilings, Acoustical Tile Fiberglass, Replace	25	18	7	6900	SF	$5.50	$37,950								$37,950														**$37,950**
C2010	Mechanical Room	9218921	Wall Finishes, any surface, Prep & Paint	10	8	2	1600	SF	$1.50	$2,400			$2,400														$2,400					**$4,800**
C2010	Throughout Building	9218916	Wall Finishes, any surface, Prep & Paint	10	4	6	78300	SF	$1.50	$117,450							$117,450												$117,450			**$234,900**
C2030	Building Exterior	9218952	Flooring, Concrete, Repair	0	0	0	200	SF	$30.00	$6,000	$6,000																					**$6,000**
C2030	Commercial Kitchen	9218910	Flooring, Ceramic Tile, Replace	40	20	20	2000	SF	$18.00	$36,000																					$36,000	**$36,000**
C2030	Throughout Building	9218892	Flooring, Vinyl Tile (VCT), Replace	15	13	2	10600	SF	$5.00	$53,000			$53,000															$53,000				**$106,000**
C2030	Throughout Building	9218902	Flooring, Vinyl Tile (VCT), Replace	15	6	9	30000	SF	$5.00	$150,000										$150,000												**$150,000**
C2030	Office Areas	9218980	Flooring, Carpet, Commercial Standard, Replace	10	4	6	500	SF	$7.50	$3,750							$3,750											$3,750				**$7,500**
C2030	Gymnasium	9218917	Flooring, Maple Sports Floor, Replace	30	20	10	7000	SF	$17.00	$119,000											$119,000											**$119,000**
C2050	Electrical Room	9218958	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	8	2	3700	SF	$2.50	$9,250			$9,250														$9,250					**$18,500**
D1010	Elevator Shafts/Utility	9218897	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	9218950	Elevator Controls, Automatic, 1 Car, Replace	20	13	7	1	EA	$5,000.00	$5,000								$5,000														**$5,000**
D1010	Elevator Shafts/Utility	9218961	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**
D2010	Mechanical Room	9218970	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$16,600.00	$16,600				$16,600																		**$16,600**
D2010	Throughout Building	9218932	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	53239	SF	$5.00	$266,195			$266,195																			**$266,195**
D2010	Utility Rooms/Areas	9218983	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$6,600.00	$6,600											$6,600											**$6,600**
D2010	Hallways & Common Areas	9218940	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	5	EA	$1,200.00	$6,000				$6,000																$6,000			**$12,000**
D2010	Utility Rooms/Areas	9218924	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	5	EA	$800.00	$4,000																	$4,000					**$4,000**
D2010	Restrooms	9218928	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	40	EA	$1,700.00	$68,000																$68,000						**$68,000**
D2060	Mechanical Room	9218929	Air Compressor, Tank-Style, Replace	20	13	7	1	EA	$10,600.00	$10,600								$10,600														**$10,600**
D3020	Mechanical Room	9218911	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$15,800.00	$15,800						$15,800																**$15,800**
D3020	Mechanical Room	9218877	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	$15,800.00	$15,800						$15,800																**$15,800**
D3020	Mechanical Room	9218927	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	$15,800.00	$15,800																				$15,800		**$15,800**
D3020	Garage	9218969	Unit Heater, Electric, Replace	20	4	16	1	EA	$1,800.00	$1,800																			$1,800			**$1,800**
D3020	Mechanical Room	9218962	Boiler Supplemental Components, Expansion Tank, Replace	40	25	15	1	EA	$5,200.00	$5,200																$5,200						**$5,200**
D3030	Roof	9218922	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800					**$9,600**
D3030	Roof	9218977	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800					**$9,600**
D3030	Roof	9218945	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$4,800			$4,800															$4,800					**$9,600**
D3030	Roof	9218930	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200																$5,200		**$10,400**

Replacement Reserves Report

5/8/2025

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
D3030	Roof	9218871	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218926	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218875	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218859	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218966	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218874	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$4,000.00	$4,000					$4,000															$4,000		**$8,000**
D3030	Roof	9218965	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218925	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218954	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218900	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218895	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218860	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218960	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218891	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Roof	9218923	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Portable Classroom Exteriors	9218867	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	10	10	4	EA	$5,500.00	$22,000											$22,000											**$22,000**
D3030	Roof	9218884	Heat Pump, Var Refrig Vol (VRV), Replace	15	4	11	1	EA	$55,000.00	$55,000												$55,000										**$55,000**
D3050	Roof	9218880	Piping & Valves, Fiberglass Insulation, HVAC Heating Water or Steam, Replace	40	40	0	100	LF	$9.00	$900	$900																					**$900**
D3050	Mechanical Room	9218979	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	$6,500.00	$6,500					$6,500																	**$6,500**
D3050	Throughout Building	9218963	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	30	10	53239	SF	$5.00	$266,195											$266,195											**$266,195**
D3050	Roof	9218865	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$15,000.00	$15,000		$15,000																				**$15,000**
D3050	Roof	9218984	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
D3050	Throughout Building	9218973	HVAC System, Ductwork, Medium Density, Replace	30	20	10	53239	SF	$4.00	$212,956											$212,956											**$212,956**
D3050	Roof	9218986	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Roof	9218901	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000									**$20,000**
D3050	Roof	9218964	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
D3060	Roof	9218957	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	9218949	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$2,400.00	$2,400			$2,400																			**$2,400**
D3060	Roof	9218918	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	22	3	1	EA	$3,000.00	$3,000				$3,000																		**$3,000**
D3060	Roof	9218956	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9218968	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9218948	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9218939	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9218868	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	Roof	9218899	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	22	3	1	EA	$11,000.00	$11,000				$11,000																		**$11,000**
D3060	Roof	9218866	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	20	5	2	EA	$5,600.00	$11,200						$11,200																**$11,200**
D3060	Roof	9218946	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	$11,000.00	$11,000							$11,000															**$11,000**
D3060	Mechanical Room	9218898	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	9218907	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	8	17	1	EA	$2,400.00	$2,400																		$2,400				**$2,400**
D4010	Near All-Purpose Room	9218987	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	18	7	5000	SF	$1.07	$5,350								$5,350														**$5,350**
D4010	Throughout Building	9218912	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	20	LF	$400.00	$8,000											$8,000											**$8,000**
D5010	Electrical Room	9218919	Generator, Diesel, Replace	25	15	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D5010	Electrical Room	9218967	Automatic Transfer Switch, ATS, Replace	25	17	8	2	EA	$12,000.00	$24,000									$24,000													**$24,000**
D5020	Electrical Room	9218914	Switchboard, 120/208 V, Replace	40	30	10	1	EA	$80,000.00	$80,000											$80,000											**$80,000**
D5020	Electrical Room	9218870	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
D5030	Throughout Building	9218971	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	53239	SF	$2.50	$133,098											$133,098											**$133,098**
D5040	Throughout Building	9218976	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	53239	SF	$4.50	$239,576									$239,576													**$239,576**
D6060	Throughout Building	9218872	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	12	8	53239	SF	$1.65	$87,844									$87,844													**$87,844**
D7030	Throughout Building	9218864	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	53239	SF	$2.00	$106,478									$106,478													**$106,478**

Replacement Reserves Report

5/8/2025

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
D7050	Electrical Room	9218938	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	9218959	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	53239	SF	$3.00	$159,717											$159,717											**$159,717**
E1030	Kitchen	9218863	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	14	1	1	EA	$6,700.00	$6,700		$6,700															$6,700					**$13,400**
E1030	Kitchen	9218943	Foodservice Equipment, Convection Oven, Double, Replace	10	9	1	1	EA	$8,280.00	$8,280		$8,280										$8,280										**$16,560**
E1030	Kitchen	9218876	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	2	EA	$4,500.00	$9,000				$9,000															$9,000			**$18,000**
E1030	Kitchen	9218904	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	9218908	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500					**$21,000**
E1030	Kitchen	9218873	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500					**$21,000**
E1030	Kitchen	9218889	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
E1030	Kitchen	9218934	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
E1030	Kitchen	9218944	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
E1030	Kitchen	9218936	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	2	13	1	EA	$4,600.00	$4,600														$4,600								**$4,600**
E1030	Roof	9218955	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Kitchen	9218935	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	2	13	2	EA	$4,600.00	$9,200														$9,200								**$9,200**
E1030	Roof	9218982	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	Kitchen	9218953	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
E1030	Kitchen	9218890	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
E1070	Gymnasium	9218978	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	20	10	6	EA	$3,580.00	$21,480											$21,480											**$21,480**
P2030	Throughout Building	9218915	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	0	0	1	EA	$3,500.00	$3,500	$3,500																					**$3,500**
Totals, Unescalated											**$10,400**	**$29,980**	**$350,645**	**$82,600**	**$123,500**	**$70,400**	**$153,200**	**$58,900**	**$579,698**	**$150,000**	**$1,322,146**	**$63,280**	**$55,650**	**$26,400**	**$0**	**$128,200**	**$170,700**	**$69,800**	**$70,800**	**$82,000**	**$63,600**	**$3,661,898**
Totals, Escalated (3.0% inflation, compounded annually)											**$10,400**	**$30,879**	**$371,999**	**$90,259**	**$139,000**	**$81,613**	**$182,929**	**$72,440**	**$734,344**	**$195,716**	**$1,776,853**	**$87,594**	**$79,344**	**$38,769**	**$0**	**$199,731**	**$273,923**	**$115,369**	**$120,532**	**$143,787**	**$114,869**	**$4,860,352**

Damascus 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
D3030	Building Exterior	9222756	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Building Exterior	9222757	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Building Exterior	9222769	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
D3030	Building Exterior	9222761	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,200.00	$5,200					$5,200															$5,200		**$10,400**
G2020	Site	9222758	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	100000	SF	$0.45	$45,000			$45,000					$45,000				$45,000					$45,000					**$180,000**
G2020	Site	9222759	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	100000	SF	$3.50	$350,000																$350,000						**$350,000**
G2050	Site	9222766	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	4	EA	$4,750.00	$19,000							$19,000															**$19,000**
G2050	Site	9222764	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	2000	SF	$2.00	$4,000				$4,000					$4,000					$4,000					$4,000			**$16,000**
G2050	Site	9222762	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	7	8	3000	SF	$25.00	$75,000									$75,000													**$75,000**
G2050	Site	9222760	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$10,000											$10,000											**$10,000**
G2050	Site	9222755	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$10,000												$10,000										**$10,000**
G2050	Site	9222765	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
G2060	Site	9222768	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$600						$600																**$600**
G2060	Site	9222754	Picnic Table, Metal Powder-Coated, Replace	20	8	12	2	EA	$700.00	$1,400													$1,400									**$1,400**
G2060	Site	9222771	Park Bench, Metal Powder-Coated, Replace	20	4	16	2	EA	$700.00	$1,400																$1,400						**$1,400**
G2060	Site	9222770	Flagpole, Metal, Replace	30	24	6	1	EA	$2,500.00	$2,500							$2,500															**$2,500**
G4050	Site	9222767	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	3	17	10	EA	$6,800.00	$68,000																	$68,000					**$68,000**
G4050	Building Exterior	9222763	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	12	8	10	EA	$400.00	$4,000									$4,000													**$4,000**
Totals, Unescalated											**$0**	**$0**	**$45,000**	**$4,000**	**$20,800**	**$600**	**$2,500**	**$64,000**	**$83,000**	**$0**	**$10,000**	**$10,000**	**$46,400**	**$4,000**	**$0**	**$20,000**	**$351,400**	**$113,000**	**$4,000**	**$20,800**	**$0**	**$799,500**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$47,741**	**$4,371**	**$23,411**	**$696**	**$2,985**	**$78,712**	**$105,142**	**$0**	**$13,439**	**$13,842**	**$66,155**	**$5,874**	**$0**	**$31,159**	**$563,894**	**$186,772**	**$6,810**	**$36,473**	**$0**	**$1,187,475**

* 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	9218950	D1010	**Elevator Controls**	Automatic, 1 Car		Damascus Elementary School / Damascus Elementary School	Elevator Shafts/Utility	ThyssenKrupp	EP6020A	EAP219	2010		
2	9218961	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Damascus Elementary School / Damascus Elementary School	Elevator Shafts/Utility	ThyssenKrupp	No dataplate	No dataplate	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9218970	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Damascus Elementary School / Damascus Elementary School	Mechanical Room	A. O. Smith	BTR 200 110	MD011026230	2001		
2	9218983	D2010	**Backflow Preventer**	Domestic Water	4 IN	Damascus Elementary School / Damascus Elementary School	Utility Rooms/Areas	Rockwell	No dataplate	No dataplate			
3	9218929	D2060	**Air Compressor**	Tank-Style	3 HP	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Quincy Compressor	QR03006S00016	20040220 0127			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9218927	D3020	**Boiler**	Gas, HVAC	200 MBH	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Fulton	PHW-1000	NA	2013		
2	9218911	D3020	**Boiler**	Gas, HVAC	206 MBH	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Burnham	4FW-311-50-G-GP	NA	1998		
3	9218877	D3020	**Boiler**	Gas, HVAC	206 MBH	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Burnham	4FW-311-50-G-GP	NA	1998		
4	9218969	D3020	**Unit Heater**	Electric	3 kW	Damascus Elementary School / Damascus Elementary School	Garage	Dayton	2YU61	NA			
5	9218962	D3020	**Boiler Supplemental Components**	Expansion Tank	176 - 250 GAL	Damascus Elementary School / Damascus Elementary School	Mechanical Room	No dataplate	No dataplate	No dataplate			
6	9218867	D3030	**Heat Pump**	Packaged & Wall-Mounted, 3.5 to 4 TON	Inaccessible	Damascus Elementary School / Damascus Elementary School	Portable Classroom Exteriors	Aries					4
7	9218884	D3030	**Heat Pump**	Var Refrig Vol (VRV)	12 TON	Damascus Elementary School / Damascus Elementary School	Roof	Daikin Industries	REYQ144XATJA	2101250478	2021		
8	9297890	D3030	**Split System**	Fan Coil Unit, DX, 3.5 to 5 TON	4 TON	Damascus Elementary School	Throughout	Inaccessible	Inaccessible	Inaccessible	2012	Inaccessible	20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	9222761	D3030	**Split System** [CU-01]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Site	Building Exterior	Trane	4TTA3048D3000CA	122426PU3F	2012		
10	9222756	D3030	**Split System** [CU-02]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Site	Building Exterior	Trane	4TTA3048D3000CA	122426MG3F	2012		
11	9222769	D3030	**Split System** [CU-03]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Site	Building Exterior	Trane	4TTA3048D3000CA	1224255M3F	2012		
12	9222757	D3030	**Split System** [CU-04]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Site	Building Exterior	Trane	4TTA3048D3000CA	12242AS33F	2012		
13	9218871	D3030	**Split System** [CU-05]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122426NW3F	2012		
14	9218930	D3030	**Split System** [CU-08]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12242AXX3F	2012		
15	9218874	D3030	**Split System** [CU-09]	Condensing Unit/Heat Pump	3 TON	Damascus Elementary School / Damascus Elementary School	Roof	Penn Ventilator Company	4TTA3036A3000CA	12234JYT3F	2012		
16	9218900	D3030	**Split System** [CU-10]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WRE3F	2012		
17	9218926	D3030	**Split System** [CU-11]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12242A363F	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	9218891	D3030	**Split System** [CU-12]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WPR3F	2012		
19	9218954	D3030	**Split System** [CU-13]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WT13F	2012		
20	9218875	D3030	**Split System** [CU-14]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WLC3F	2012		
21	9218895	D3030	**Split System** [CU-15]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WPD3F	2012		
22	9218965	D3030	**Split System** [CU-16]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122425473F	2012		
23	9218925	D3030	**Split System** [CU-18]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WUY3F	2012		
24	9218860	D3030	**Split System** [CU-19]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	12231WMF3F	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
25	9218966	D3030	**Split System** [CU-20]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122425523F	2012		
26	9218923	D3030	**Split System** [CU-21]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122425483F	2012		
27	9218859	D3030	**Split System** [CU-22]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122517HW3F	2012		
28	9218960	D3030	**Split System** [CU-23]	Condensing Unit/Heat Pump	4 TON	Damascus Elementary School / Damascus Elementary School	Roof	Trane	4TTA3048D3000CA	122426K63F	2012		
29	9218922	D3030	**Split System Ductless**	Single Zone	1.5 - 2 TON	Damascus Elementary School / Damascus Elementary School	Roof	Mitsubishi Electric	MUT-GE15NA	Illegible			
30	9218977	D3030	**Split System Ductless**	Single Zone	1.5 - 2 TON	Damascus Elementary School / Damascus Elementary School	Roof	Mitsubishi Electric	Illegible	Illegible			
31	9218945	D3030	**Split System Ductless**	Single Zone	1.5 - 2 TON	Damascus Elementary School / Damascus Elementary School	Roof	Mitsubishi Electric	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
32	9218979	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Marathon	Illegible	Illegible			
33	9218975	D3050	**Pump**	Distribution, HVAC Heating Water	7.5 HP	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Nidec Motor Corporation	R341	NA			
34	9218986	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Damascus Elementary School / Damascus Elementary School	Roof	AAON, Inc.	RN-010-8-0-EA09-000	201706-ANCJ12728	2017		
35	9218984	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12 TON	Damascus Elementary School / Damascus Elementary School	Roof	Carrier	50TJQ012---501GA	3599630664	1999		
36	9218964	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 TON	Damascus Elementary School / Damascus Elementary School	Roof	AAON, Inc.	RN-008-8-0-EB09-32B	202102-ANGH90251	2021		
37	9218901	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Damascus Elementary School / Damascus Elementary School	Roof	AAON, Inc.	RN-010-8-0-EA09-000	201706-ANCJ12729	2017		
38	9218865	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	Illegible	Damascus Elementary School / Damascus Elementary School	Roof	Illegible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
39	9218907	D3060	**Exhaust Fan**	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	Dayton	4YC676	24213606			
40	9218957	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	No dataplate	No dataplate	No dataplate			
41	9218918	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	JennAir	91 CRA	NA			
42	9218866	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8501 - 15000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	No dataplate	No dataplate	No dataplate			2
43	9218898	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Mechanical Room	Greenheck	SDE 20 24 B	571354			
44	9218899	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 42" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	SkyMaster	EC36H	GZ38025			
45	9218949	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	9218939	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	CentriMaster	Illegible	Illegible			
47	9218968	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	PVC	Illegible	Illegible			
48	9218948	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	Penn Ventilator Company	Illegible	Illegible			
49	9218941	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 24" Damper	2001 - 5000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	Dayton	4YC69H	20466010			
50	9218956	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	Greenheck	CE 9 DGE	568517			
51	9218946	D3060	**Exhaust Fan** [EF-8]	Centrifugal, 42" Damper	15001 - 20000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	Greenheck	CUBE 36 20	576180			
52	9218868	D3060	**Exhaust Fan** [EF-9]	Centrifugal, 16" Damper	1001 - 2000 CFM	Damascus Elementary School / Damascus Elementary School	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9218912	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Damascus Elementary School / Damascus Elementary School	Throughout Building						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9218919	D5010	**Generator**	Diesel	60 KW	Damascus Elementary School / Damascus Elementary School	Electrical Room	Onsite energy	60PGC6NLT1	320556-1-1-0510	2010		
2	9218967	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Damascus Elementary School / Damascus Elementary School	Electrical Room	ASCO	NA	NA	2008		2
3	9218914	D5020	**Switchboard**	120/208 V	1600 AMP	Damascus Elementary School / Damascus Elementary School	Electrical Room	Square D	NA	NA			
4	9218870	D5020	**Distribution Panel**	120/208 V	800 AMP	Damascus Elementary School / Damascus Elementary School	Electrical Room	Square D	NA	NA			
5	9218972	D5020	**Distribution Panel** [AC2a]	120/208 V	400 AMP	Damascus Elementary School / Damascus Elementary School	Near All-Purpose Room	Square D	NA	NA	2017		
6	9218974	D5020	**Distribution Panel** [AC2b]	120/208 V	400 AMP	Damascus Elementary School / Damascus Elementary School	Near All-Purpose Room	Square D	NA	NA	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9218938	D7050	**Fire Alarm Panel** [EM Panel]	Fully Addressable		Damascus Elementary School / Damascus Elementary School	Electrical Room	Honeywell	MS-9600LS	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9218944	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Damascus Elementary School / Damascus Elementary School	Kitchen						
2	9218889	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Damascus Elementary School / Damascus Elementary School	Kitchen						
3	9218934	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Damascus Elementary School / Damascus Elementary School	Kitchen						
4	9218943	E1030	**Foodservice Equipment**	Convection Oven, Double		Damascus Elementary School / Damascus Elementary School	Kitchen	Blodgett	EF-111	058061137101			
5	9218904	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Damascus Elementary School / Damascus Elementary School	Kitchen	Beverage-Air Corporation	SMF49HC-1-S	12613376			
6	9218876	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Damascus Elementary School / Damascus Elementary School	Kitchen	Greenheck	MBSD 10 PP	1226			2
7	9218863	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle		Damascus Elementary School / Damascus Elementary School	Kitchen	Vulcan	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9218908	E1030	**Foodservice Equipment**	Steamer, Freestanding		Damascus Elementary School / Damascus Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
9	9218873	E1030	**Foodservice Equipment**	Steamer, Freestanding		Damascus Elementary School / Damascus Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
10	9218955	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Damascus Elementary School / Damascus Elementary School	Roof	BOHN	BCH0045LCBCZC3660	T23E11647			
11	9218982	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Damascus Elementary School / Damascus Elementary School	Roof	BOHN	BCH0010MCACZC0897	T23E11646			
12	9218936	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Damascus Elementary School / Damascus Elementary School	Kitchen	BOHN	Inaccessible	Inaccessible			
13	9218935	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Damascus Elementary School / Damascus Elementary School	Kitchen	BOHN	BEL0055A86AMAB0200	T23E16830			2
14	9218890	E1030	**Foodservice Equipment**	Walk-In, Freezer		Damascus Elementary School / Damascus Elementary School	Kitchen	Norbec	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9218953	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Damascus Elementary School / Damascus Elementary School	Kitchen	Norbec	No dataplate	No dataplate			