

FACILITY CONDITION ASSESSMENT



prepared for

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



DuFief Elementary School
15001 DuFief Drive
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

172559.25R000-038.354

DATE OF REPORT:

August 14, 2025

ON SITE DATE:

April 15, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	15001 DuFief Drive, Gaithersburg, MD 20878
Site Developed	1975
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 15, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Ken Jingxian 202.227.0566
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was built in 1975 and received scattered updates over time. It is used as an elementary school for the local community.

Architectural

The building has masonry construction with a built-up roof. One leak was reported in the roof that is planned to be repaired in the near future. A majority of windows are aged but no major issues were reported. Although, they will likely need replacement in the coming years. Interior finishes were reportedly significantly renovated around five years ago and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by boilers, chiller, and cooling tower with air handler and packaged units providing heating and cooling. Ventilation is provided by scattered exhaust fans on the roof. The boilers are nearing the end of their estimated useful life (EUL), but no major issues were reported or observed.

The plumbing systems are also a mix of original and replacements, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported.

Electrical service is provided by a switchboard connected to smaller panels throughout. No major issues were observed.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

Site items include asphalt paved parking and drive areas, as well as areas of concrete sidewalk. There are two playgrounds present at the rear. Pole lights are present throughout the site.

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 conservation.

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 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 0.589669.

Immediate Needs

Facility/Building	Total Items	Total Cost
DuFief Elementary School / Main Building	8	\$12,300
Total	8	\$12,300

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
9222744	DuFief Elementary School / Main Building	Roof	B3060	Roof Hatch, Metal, Replace	Poor	Safety	\$1,300
9301762	DuFief Elementary School / Main Building	Site	Y1010	ADA Parking, Signage, Pole-Mounted, Install	NA	Accessibility	\$500
9301758	DuFief Elementary School / Main Building	Building Exterior	Y1020	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	NA	Accessibility	\$200
9301759	DuFief Elementary School / Main Building	Building Exterior	Y1020	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	NA	Accessibility	\$200
9301757	DuFief Elementary School / Main Building	Building Exterior	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$300
9301761	DuFief Elementary School / Main Building	Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Reverse Swing, Modify	NA	Accessibility	\$500

9301760	DuFief Elementary School / Main Building	Restrooms	Y1050	ADA Restrooms, Grab Bars & Blocking, Install	NA	Accessibility	\$1,800
9222748	DuFief Elementary School / Main Building	Throughout Building	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (8 items)							\$12,300

Key Findings



Roof Hatch in Poor condition.

Metal
Main Building DuFief Elementary School Roof

Uniformat Code: B3060
Recommendation: **Replace in 2025**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,300

\$\$\$\$

The roof hatch has issues opening and closing which could be a safety concern for someone on a ladder - AssetCALC ID: 9222744



ADA Restrooms

Grab Bars and Blocking
Main Building DuFief Elementary School Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,800

\$\$\$\$

Grab bars missing - AssetCALC ID: 9301760



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building DuFief Elementary School Throughout Building

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 9222748



ADA Restrooms

Toilet Partitions, Reverse Swing
Main Building DuFief Elementary School Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

\$\$\$\$

Too small, not sufficient floor space - AssetCALC ID: 9301761



ADA Paths of Travel

Signage, Directional Wall-Mounted
Main Building DuFief Elementary School
Building Exterior

Uniformat Code: Y1020
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$200

\$\$\$\$

No secondary signage observed - AssetCALC ID: 9301759



ADA Parking

Signage, Pole-Mounted
Main Building DuFief Elementary School Site

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

\$\$\$\$

No marked van accessible parking observed - AssetCALC ID: 9301762



ADA Entrances and Doors

Hardware, Lever Handle
Main Building DuFief Elementary School
Building Exterior

Uniformat Code: Y1030
Recommendation: **Install in 2025**

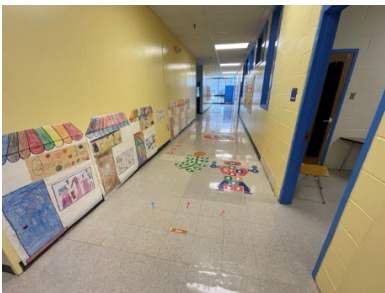
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$300

\$\$\$\$

No secondary signage observed - AssetCALC ID: 9301757



ADA Paths of Travel

Signage, Directional Wall-Mounted
Main Building DuFief Elementary School
Building Exterior

Uniformat Code: Y1020
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$200

\$\$\$\$

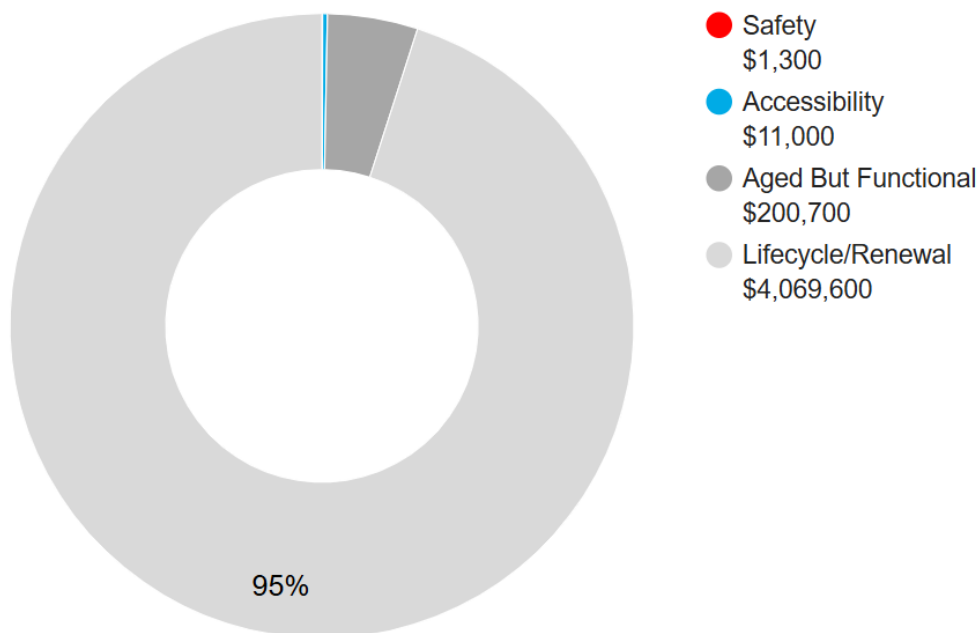
No accessible area of refuge observed - AssetCALC ID: 9301758

Plan Types

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

Plan Type Descriptions and Distribution

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in 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.



2. Elementary School Building



Elementary School Building: Systems Summary

Address	15001 DuFief Drive, Gaithersburg, MD 20878	
GPS Coordinates	39°06'07.06" N 77°14'15.05" W	
Constructed/Renovated	1975	
Building Area	59,013 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, quarry tile, wood sports floor Ceilings: ACT, unfinished	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply with waste and ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Elementary School Building: Systems Summary

HVAC	Central System: Boilers and chiller/cooling tower feeding an air handler and packaged units Non-Central System: Split system condensing units Supplemental components: Exhaust fans	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
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	-	-	-	\$453,100	\$72,200	\$525,400
Roofing	\$1,300	-	-	\$1,112,100	-	\$1,113,400
Interiors	-	-	-	\$668,600	\$345,500	\$1,014,100
Conveying	-	-	-	\$40,300	-	\$40,300
Plumbing	-	-	\$6,600	\$72,600	\$510,700	\$589,800
HVAC	-	\$3,200	\$169,100	\$334,200	\$1,145,400	\$1,651,900
Fire Protection	-	-	-	\$99,000	-	\$99,000
Electrical	-	-	\$21,900	\$343,600	\$487,700	\$853,200
Fire Alarm & Electronic Systems	-	-	\$543,300	\$139,900	\$1,122,300	\$1,805,500
Equipment & Furnishings	-	\$22,300	\$4,200	\$44,100	\$75,300	\$145,800
Accessibility	\$11,000	-	-	-	-	\$11,000
TOTALS (3% inflation)	\$12,300	\$25,500	\$745,000	\$3,307,600	\$3,759,000	\$7,849,400

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

3. Site Summary



Site Information		
Site Area	9 acres (estimated)	
Parking Spaces	Around 90 total spaces all in open lots; 1 of which is accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Playgrounds and sports fields Furnished with park benches and picnic tables	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--
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	Most of 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
Site Development	-	-	\$6,000	\$64,700	\$42,300	\$113,000
Site Pavement	-	-	\$24,600	\$28,500	\$344,000	\$397,100
Site Utilities	-	-	\$63,100	\$5,400	-	\$68,400
TOTALS (3% inflation)	-	-	\$93,600	\$98,600	\$386,300	\$578,500

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
Building	1975	No	Yes
General Site	1975	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of DuFief Elementary School, 15001 DuFief Drive, Gaithersburg, MD 20878, 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.

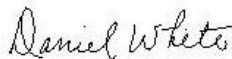
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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
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Reviewed by:



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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF



6 - MAIN ENTRANCE

Photographic Overview



7 - TYPICAL CLASSROOM



8 - TYPICAL CLASSROOM



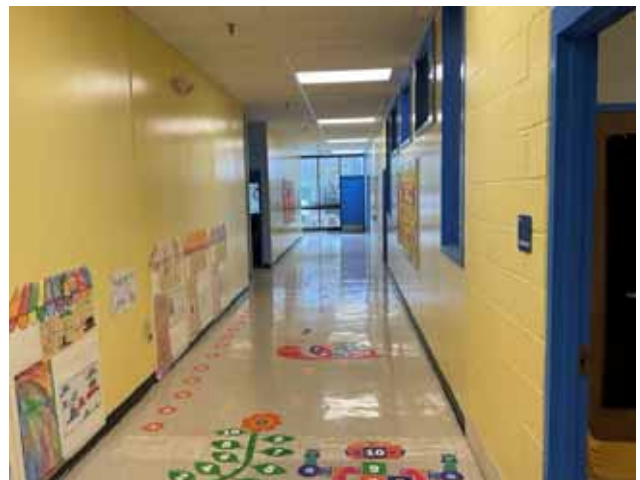
9 - ART CLASSROOM



10 - ALL PURPOSE ROOM



11 - GYMNASIUM



12 - HALLWAY

Photographic Overview



13 - BOILER ROOM



14 - BOILER



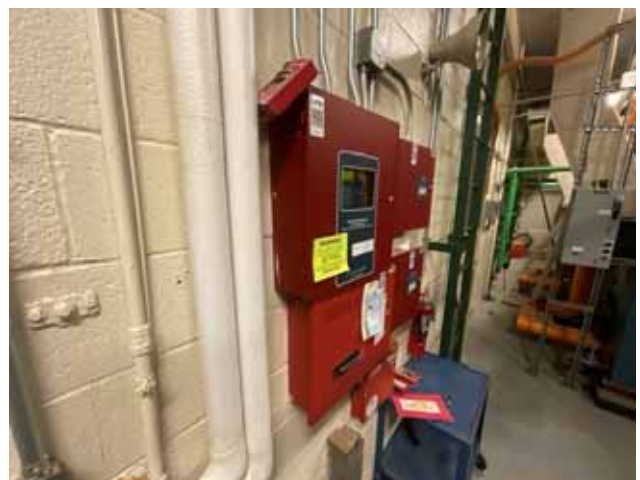
15 - CHILLER



16 - COOLING TOWER



17 - SWITCHBOARD



18 - FIRE ALARM PANEL

Photographic Overview



19 - VARIABLE FREQUENCY DRIVES



20 - ROOFTOP PACKAGED UNIT



21 - SPLIT SYSTEM UNIT



22 - PARKING LOT



23 - PLAYGROUND



24 - PARK BENCH

Appendix B:

Site Plan(s)

Site Plan



Project Number

172559.25R000-038.354

Source

Google

Project Name

DuFief Elementary School

On-Site Date

April 15, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: DuFief Elementary School

Name of person completing form: Ken Jingxian

Title / Association w/ property: Maintenance

Length of time associated w/ property: 1 month

Date Completed: 4/15/2025

Phone Number: 2022270566

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.

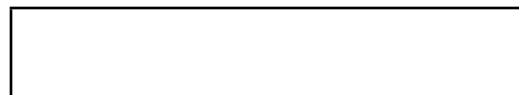
Data Overview		Response		
1	Year(s) constructed	Constructed 1975	Renovated	
2	Building size in SF	59,013	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Redone tile ceiling and painted around 5 years ago, significant remodel		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No big problems reported		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: DuFief Elementary School

BV Project Number: 172559.25R000-038.354

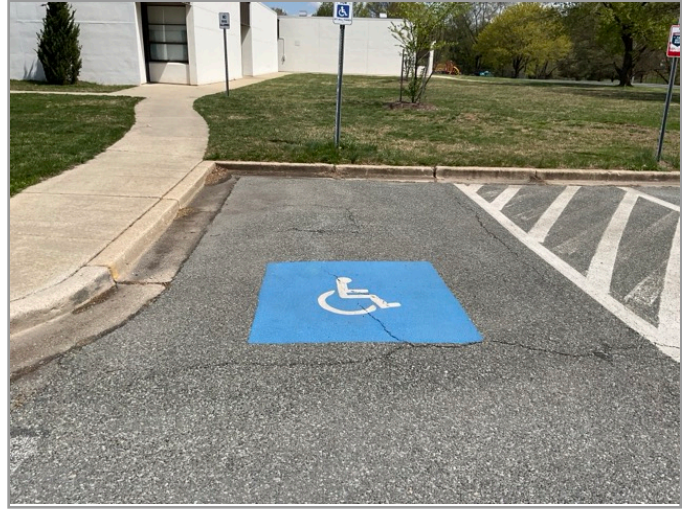
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✕	
2	Have any ADA improvements been made to the property since original construction? Describe.			✕	
3	Has building management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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



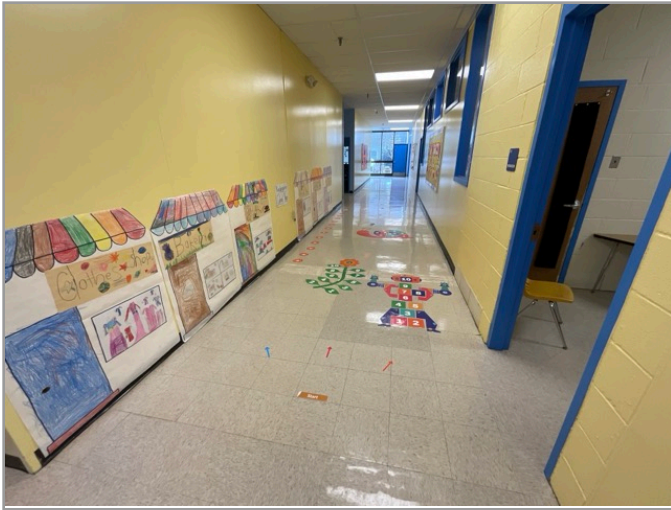
DOOR HARDWARE

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

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

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 ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?			✗	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			✗	
6	Do ramps on accessible routes appear to have compliant handrails ?			✗	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		No accessible area of refuge observed
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		×		Too small
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?	✗			
2	Has the play area been reviewed for accessibility ?			✗	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | DuFief Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	59,013 SF	23	9302861
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls	59,013 SF	23	9302860
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	15,000 SF	6	9222710
B2020	Building Exterior	Fair	Glazing, any type by SF	3,000 SF	10	9222697
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	10	9222672
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	30	10	9222736
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	59,013 SF	10	9222741
B3060	Roof	Poor	Roof Hatch, Metal	1	0	9222744
B3060	Roof	Fair	Roof Hatch, Metal	1	10	9222725
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	50	14	9222720
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	56,100 SF	21	9222718
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	118,000 SF	7	9222719
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	53,100 SF	9	9222685
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	25	9222679
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	5,000 SF	7	9222696
Conveying						
D1010	All Purpose Room	Fair	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	2	10	9222727
Plumbing						
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	5	10	9222722
D2010	Mechanical Room	Good	Water Heater, Gas, Residential	1	11	9222707

Component Condition Report | DuFief Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	59,013 SF	12	9222690
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	9222738
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	14	9222681
D2010	Restrooms	Fair	Urinal, Standard	10	10	9222745
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	10	9222695
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	5	9222702
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	5	9222706
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL	2	11	9222716
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9222717
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	11	9222676
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	13	9222680
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump [DSS-R1]	1	13	9222683
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9222733
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton	15	13	9222705
D3030	Mechanical Room	Good	Chiller, Water-Cooled, 101 to 150 TON	1	11	9222686
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9222746
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	59,013 SF	15	9222724
D3050	Building Exterior	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	9222709
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	7	9222713
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-2]	1	19	9222691
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	59,013 SF	10	9222698
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-1]	1	19	9222703
D3050	Building Exterior	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	5	9222689
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	15	9222682

Component Condition Report | DuFief Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	19	9222678
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-R2]	1	24	9222750
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	15	9222737
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	2	9222677
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	15	9222714
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	24	9222721
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper	1	24	9222687
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	10	9222711
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-R3]	1	24	9222743
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	1	15	9222700
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-R1]	1	24	9222735
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper [EF-R5]	1	24	9222730
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	15	9222671
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	8	9222688
Fire Protection						
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	10	9222701
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	59,013 SF	10	9222740
Electrical						
D5020	Mechanical Room	Fair	Switchboard, 277/480 V	1	6	9222694
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V	1	10	9222729
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9222732
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	59,013 SF	10	9222739
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-4]	1	6	9222699
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CT-1]	1	6	9222734
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU-3]	1	6	9222673

Component Condition Report | DuFief Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-5]	1	6	9222749
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	59,013 SF	17	9222708
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	59,013 SF	7	9222726
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	59,013 SF	4	9222684
D7050	Mechanical Room	Good	Fire Alarm Panel, Fully Addressable	1	10	9222675
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	59,013 SF	15	9222747
D8010	Mechanical Room	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	59,013 SF	5	9222704
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	9222728
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	9222692
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	5	9222712
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	13	9222674
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	9222742
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	9222715
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	2	13	9222723
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	9222693
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	10	9222731
Accessibility						
Y1010	Site	NA	ADA Parking, Signage, Pole-Mounted, Install	1	0	9301762
Y1020	Building Exterior	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	0	9301758
Y1020	Building Exterior	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	0	9301759
Y1030	Building Exterior	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	1	0	9301757
Y1050	Restrooms	NA	ADA Restrooms, Toilet Partitions, Reverse Swing, Modify	1	0	9301761
Y1050	Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Install	1	0	9301760

Component Condition Report | DuFief Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1090	Throughout Building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9222748

Component Condition Report | DuFief Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	15	9222778
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	3	9222776
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	15	9222772
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9222777
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	2,000 SF	3	9222774
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	7	9222781
Sitework						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	5	9222775
G2060	Site	Fair	Flagpole, Metal	1	10	9222779
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	6	10	9222773
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	8	5	9222782
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	10	10	9222780

Appendix F:

Replacement Reserves

Replacement Reserves Report



5/22/2025

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
DuFief Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
DuFief Elementary School / Main Building	\$12,300	\$0	\$25,462	\$41,742	\$132,839	\$570,453	\$191,048	\$454,403	\$7,094	\$357,221	\$2,297,815	\$317,543	\$450,633	\$275,644	\$130,083	\$765,280	\$72,212	\$780,252	\$30,984	\$296,879	\$639,504	\$7,849,392
DuFief Elementary School / Site	\$0	\$0	\$0	\$28,957	\$0	\$64,687	\$0	\$24,597	\$33,569	\$0	\$40,452	\$0	\$0	\$38,916	\$0	\$302,246	\$0	\$0	\$45,114	\$0	\$0	\$578,540
Grand Total	\$12,300	\$0	\$25,462	\$70,699	\$132,839	\$635,141	\$191,048	\$479,001	\$40,663	\$357,221	\$2,338,267	\$317,543	\$450,633	\$314,560	\$130,083	\$1,067,526	\$72,212	\$780,252	\$76,099	\$296,879	\$639,504	\$8,427,931

DuFief Elementary School

DuFief Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	9222710	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	15000	SF	\$3.00	\$45,000							\$45,000										\$45,000					\$90,000		
B2020	Building Exterior	9222697	Glazing, any type by SF, Replace	30	20	10	3000	SF	\$55.00	\$165,000											\$165,000											\$165,000		
B2050	Building Exterior	9222672	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	8	EA	\$1,300.00	\$10,400											\$10,400											\$10,400		
B2050	Building Exterior	9222736	Exterior Door, Steel, Commercial, Replace	40	30	10	30	EA	\$4,060.00	\$121,800											\$121,800											\$121,800		
B3010	Roof	9222741	Roofing, Built-Up, Replace	25	15	10	59013	SF	\$14.00	\$826,182											\$826,182											\$826,182		
B3060	Roof	9222744	Roof Hatch, Metal, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																						\$1,300	
B3060	Roof	9222725	Roof Hatch, Metal, Replace	30	20	10	1	EA	\$1,300.00	\$1,300											\$1,300												\$1,300	
C1030	Throughout Building	9222720	Interior Door, Wood, Solid-Core Commercial, Replace	40	26	14	50	EA	\$700.00	\$35,000															\$35,000								\$35,000	
C2010	Throughout Building	9222719	Wall Finishes, any surface, Prep & Paint	10	3	7	118000	SF	\$1.50	\$177,000								\$177,000										\$177,000					\$354,000	
C2030	Throughout Building	9222685	Flooring, Vinyl Tile (VCT), Replace	15	6	9	53100	SF	\$5.00	\$265,500										\$265,500													\$265,500	
C2030	Gymnasium	9222696	Flooring, Maple Sports Floor, Replace	30	23	7	5000	SF	\$17.00	\$85,000								\$85,000															\$85,000	
D1010	All Purpose Room	9222727	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	25	15	10	2	EA	\$15,000.00	\$30,000											\$30,000												\$30,000	
D2010	Mechanical Room	9222707	Water Heater, Gas, Residential, Replace	15	4	11	1	EA	\$1,900.00	\$1,900												\$1,900											\$1,900	
D2010	Throughout Building	9222690	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	59013	SF	\$5.00	\$295,065													\$295,065										\$295,065	
D2010	Hallways & Common Areas	9222738	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	9222722	Sink/Lavatory, Service Sink, Floor, Replace	35	25	10	5	EA	\$800.00	\$4,000											\$4,000												\$4,000	
D2010	Restrooms	9222745	Urinal, Standard, Replace	30	20	10	10	EA	\$1,100.00	\$11,000											\$11,000												\$11,000	
D2010	Restrooms	9222695	Toilet, Commercial Water Closet, Replace	30	20	10	30	EA	\$1,300.00	\$39,000											\$39,000												\$39,000	
D2010	Restrooms	9222681	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	16	14	30	EA	\$1,700.00	\$51,000															\$51,000								\$51,000	
D3020	Mechanical Room	9222702	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400							\$60,400																\$60,400	
D3020	Mechanical Room	9222706	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400							\$60,400																\$60,400	
D3020	Mechanical Room	9222716	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, Replace	40	29	11	2	EA	\$4,400.00	\$8,800												\$8,800											\$8,800	
D3030	Building Exterior	9222676	Cooling Tower, (Typical) Open Circuit, Replace	25	14	11	1	EA	\$46,700.00	\$46,700												\$46,700											\$46,700	
D3030	Mechanical Room	9222686	Chiller, Water-Cooled, 101 to 150 TON, Replace	25	14	11	1	EA	\$150,000.00	\$150,000												\$150,000											\$150,000	
D3030	Roof	9222717	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100				\$12,200	
D3030	Roof	9222733	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$6,100.00	\$6,100				\$6,100															\$6,100				\$12,200	
D3030	Roof	9222680	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	\$55,000.00	\$55,000														\$55,000									\$55,000	
D3030	Roof	9222683	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	\$2,300.00	\$2,300														\$2,300									\$2,300	
D3030	Throughout Building	9222705	Unit Ventilator, approx/nominal 2 Ton, Replace	20	7	13	15	EA	\$7,400.00	\$111,000														\$111,000									\$111,000	
D3050	Building Exterior	9222709	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$6,800.00	\$6,800							\$6,800																\$6,800	
D3050	Building Exterior	9222689	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	20	5	1	EA	\$6,800.00	\$6,800							\$6,800																\$6,800	
D3050	Mechanical Room	9222713	Pump, Distribution, HVAC Heating Water, Replace	25	18	7	1	EA	\$6,500.00	\$6,500								\$6,500															\$6,500	
D3050	Throughout Building	9222724	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	59013	SF	\$5.00	\$295,065																\$295,065								\$295,065
D3050	Throughout Building	9222698	HVAC System, Ductwork, Medium Density, Replace	30	20	10	59013	SF	\$4.00	\$236,052											\$236,052													\$236,052
D3050	Mechanical Room	9222746	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	\$22,000.00	\$22,000												\$22,000											\$22,000	
D3050	Roof	9222691	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																				\$20,000			\$20,000	
D3050	Roof	9222703	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																					\$20,000			\$20,000
D3060	Roof	9222677	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	\$3,000.00	\$3,000			\$3,000																				\$3,000	
D3060	Roof	9222688	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	17	8	1	EA	\$5,600.00	\$5,600									\$5,600														\$5,600	
D3060	Roof	9222711	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,400.00	\$1,400											\$1,400												\$1,400	
D3060	Roof	9222682	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000																\$3,000							\$3,000	

Replacement Reserves Report

5/22/2025

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
D3060	Roof	9222737	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000															\$3,000						\$3,000	
D3060	Roof	9222714	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000															\$3,000						\$3,000	
D3060	Roof	9222700	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000															\$3,000						\$3,000	
D3060	Roof	9222671	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	10	15	1	EA	\$5,600.00	\$5,600															\$5,600						\$5,600	
D3060	Roof	9222678	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	6	19	1	EA	\$3,000.00	\$3,000																			\$3,000		\$3,000	
D4010	Mechanical Room	9222701	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	\$10,500.00	\$10,500											\$10,500										\$10,500	
D4010	Throughout Building	9222740	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	59013	SF	\$1.07	\$63,144											\$63,144										\$63,144	
D5020	Mechanical Room	9222732	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	\$20,000.00	\$20,000			\$20,000																		\$20,000	
D5020	Mechanical Room	9222694	Switchboard, 277/480 V, Replace	40	34	6	1	EA	\$75,000.00	\$75,000							\$75,000														\$75,000	
D5020	Mechanical Room	9222729	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	\$6,000.00	\$6,000											\$6,000										\$6,000	
D5030	Throughout Building	9222739	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	59013	SF	\$2.50	\$147,533											\$147,533										\$147,533	
D5030	Mechanical Room	9222699	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000														\$10,000	
D5030	Mechanical Room	9222734	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000														\$10,000	
D5030	Mechanical Room	9222673	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000														\$10,000	
D5030	Mechanical Room	9222749	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	\$10,000.00	\$10,000							\$10,000														\$10,000	
D5040	Throughout Building	9222708	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	3	17	59013	SF	\$5.00	\$295,065																		\$295,065			\$295,065	
D6060	Throughout Building	9222726	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	59013	SF	\$1.65	\$97,371								\$97,371													\$97,371	
D7030	Throughout Building	9222684	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	59013	SF	\$2.00	\$118,026				\$118,026															\$118,026		\$236,052	
D7050	Mechanical Room	9222675	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D7050	Throughout Building	9222747	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	59013	SF	\$3.00	\$177,039														\$177,039							\$177,039	
D8010	Mechanical Room	9222704	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	10	5	59013	SF	\$6.00	\$354,078					\$354,078															\$354,078	\$708,156	
E1030	Commercial Kitchen	9222728	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	\$10,500.00	\$10,500			\$10,500									\$10,500									\$21,000	
E1030	Commercial Kitchen	9222715	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	\$10,500.00	\$10,500			\$10,500									\$10,500									\$21,000	
E1030	Commercial Kitchen	9222712	Foodservice Equipment, Sink, 2-Bowl, Replace	30	25	5	1	EA	\$2,100.00	\$2,100					\$2,100																\$2,100	
E1030	Kitchen	9222692	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600								\$3,600													\$3,600	
E1030	Commercial Kitchen	9222742	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	\$8,280.00	\$8,280										\$8,280								\$8,280			\$16,560	
E1030	Commercial Kitchen	9222674	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	2	EA	\$4,600.00	\$9,200													\$9,200								\$9,200	
E1030	Commercial Kitchen	9222723	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	2	13	2	EA	\$5,100.00	\$10,200													\$10,200								\$10,200	
E1040	Hallways & Common Areas	9222693	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500						\$3,000	
E1070	Gymnasium	9222731	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	20	10	6	EA	\$3,580.00	\$21,480											\$21,480										\$21,480	
Y1010	Site	9301762	ADA Parking, Signage, Pole-Mounted, Install	0	0	0	1	EA	\$500.00	\$500	\$500																				\$500	
Y1020	Building Exterior	9301758	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	0	0	1	EA	\$200.00	\$200	\$200																				\$200	
Y1020	Building Exterior	9301759	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	0	0	1	EA	\$200.00	\$200	\$200																				\$200	
Y1030	Building Exterior	9301757	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	1	EA	\$300.00	\$300	\$300																				\$300	
Y1050	Restrooms	9301761	ADA Restrooms, Toilet Partitions, Reverse Swing, Modify	0	0	0	1	EA	\$500.00	\$500	\$500																				\$500	
Y1050	Restrooms	9301760	ADA Restrooms, Grab Bars & Blocking, Install	0	0	0	1	EA	\$1,800.00	\$1,800	\$1,800																				\$1,800	
Y1090	Throughout Building	9222748	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500	
Totals, Unescalated											\$12,300	\$0	\$24,000	\$38,200	\$118,026	\$492,078	\$160,000	\$369,471	\$5,600	\$273,780	\$1,709,790	\$229,400	\$316,065	\$187,700	\$86,000	\$491,204	\$45,000	\$472,065	\$18,200	\$169,306	\$354,078	\$5,572,264
Totals, Escalated (3.0% inflation, compounded annually)											\$12,300	\$0	\$25,462	\$41,742	\$132,839	\$570,453	\$191,048	\$454,403	\$7,094	\$357,221	\$2,297,815	\$317,543	\$450,633	\$275,644	\$130,083	\$765,280	\$72,212	\$780,252	\$30,984	\$296,879	\$639,504	\$7,849,392

[illegible]



5/22/2025

Unif	mat	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
G2060			Site		9222779	Flagpole, Metal, Replace	30	20	10	1	EA	\$2,500.00	\$2,500										\$2,500												\$2,500
G4050			Site		9222782	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	15	5	8	EA	\$6,800.00	\$54,400						\$54,400																\$54,400
G4050			Building Exterior		9222780	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	10	10	10	EA	\$400.00	\$4,000										\$4,000												\$4,000
Totals, Unescalated														\$0	\$0	\$0	\$26,500	\$0	\$55,800	\$0	\$20,000	\$26,500	\$0	\$30,100	\$0	\$0	\$26,500	\$0	\$194,000	\$0	\$0	\$26,500	\$0	\$0	\$405,900
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$28,957	\$0	\$64,687	\$0	\$24,597	\$33,569	\$0	\$40,452	\$0	\$0	\$38,916	\$0	\$302,246	\$0	\$0	\$45,114	\$0	\$0	\$578,540

* 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	9222727	D1010	Stair Climber Inclined Lift	Wheelchair, per Story		DuFief Elementary School / Main Building	All Purpose Room						2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9222707	D2010	Water Heater	Gas, Residential	74 GAL	DuFief Elementary School / Main Building	Mechanical Room	State	GS6-75-XRRS 400	2151127602565	2021		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9222702	D3020	Boiler	Gas, HVAC	2082 MBH	DuFief Elementary School / Main Building	Mechanical Room	Burnham	4FW-311-50-GO-GP	22488	1994		
2	9222706	D3020	Boiler	Gas, HVAC	2082 MBH	DuFief Elementary School / Main Building	Mechanical Room	Burnham	4FW-311-50-GO-GP	22487	1994		
3	9222716	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	101 - 175 GAL	DuFief Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			2
4	9222686	D3030	Chiller	Water-Cooled, 101 to 150 TON	145 TON	DuFief Elementary School / Main Building	Mechanical Room	McQuay	WMC145SBS-ER10	STNU110500246	2011		
5	9222676	D3030	Cooling Tower	(Typical) Open Circuit	155 TON	DuFief Elementary School / Main Building	Building Exterior BAC		VTO-155-NCS	97123911			
6	9222680	D3030	Heat Pump	Var Refrig Vol (VRV)	14 TON	DuFief Elementary School / Main Building	Roof	LG	ARUM168DTE5	NA	2023		
7	9222683	D3030	Split System [DSS-R1]	Condensing Unit/Heat Pump	1 TON	DuFief Elementary School / Main Building	Roof	LG	LUU120HV	NA	2023		
8	9222717	D3030	Split System Ductless	Single Zone	2.5 TON	DuFief Elementary School / Main Building	Roof	EMI	No dataplate	No dataplate			
9	9222733	D3030	Split System Ductless	Single Zone	2.5 TON	DuFief Elementary School / Main Building	Roof	EMI	SCC30DF0000A/DA	NA			
10	9222705	D3030	Unit Ventilator	approx/nominal 2 Ton	300 - 750 CFM	DuFief Elementary School / Main Building	Throughout Building						15
11	9222709	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	DuFief Elementary School / Main Building	Building Exterior	Baldor Reliance	NA	F1105061690			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9222689	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	DuFief Elementary School / Main Building	Building Exterior	Baldor Reliance	NA	F1105060645			
13	9222713	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	DuFief Elementary School / Main Building	Mechanical Room	Baldor Reliance	NA	F1104283260			
14	9222746	D3050	Air Handler	Interior AHU, Easy/Moderate Access	2401 - 4000 CFM	DuFief Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible			
15	9222703	D3050	Packaged Unit [DOAS-1]	RTU, Pad or Roof-Mounted	9 TON	DuFief Elementary School / Main Building	Roof	AAON, Inc.	RN-009-3-0-K60E-12A: GEKCULBDHDFGA0DKAWY1000JA0000VB	202406-ANEQ30961	2024		
16	9222691	D3050	Packaged Unit [DOAS-2]	RTU, Pad or Roof-Mounted	9 TON	DuFief Elementary School / Main Building	Roof	AAON, Inc.	RQ-003-3-V-K60E-11A: GEJCUKBPKCFGA0DKAWY1000JA0000VB	202406-AYEC07359	2024		
17	9222711	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 - 1000 CFM	DuFief Elementary School / Main Building	Roof	JennAir	121-RV	NA			
18	9222682	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Cook	100 TLC 100TLC-B	143SF21348-00/0701			
19	9222678	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Cook	100 TLC 100TLC-B	143SE21348-00/0004702			
20	9222737	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Cook	100 TLC 100TLC-B	143SE21343-00/0000701			
21	9222677	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
22	9222714	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Cook	135 TLC 135TLC-B	143SE213400/0002701			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9222721	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	FGI-18X22-G-BS	24061397			
24	9222687	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	CUE-120-4-VG-1-19-X	24062087			
25	9222700	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	120 TLC 120TLC-B	143SE21348-0070006801			
26	9222671	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	LBP-18-3-X	12476262 1105			
27	9222688	D3060	Exhaust Fan	Centrifugal, 36"Damper	8501 - 15000 CFM	DuFief Elementary School / Main Building	Roof	Cook	180 VCP 180V6B	1436E21348-00/000679			
28	9222735	D3060	Exhaust Fan [EF-R1]	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	24090026			
29	9222750	D3060	Exhaust Fan [EF-R2]	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	24090027			
30	9222743	D3060	Exhaust Fan [EF-R3]	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	G-09-C-8-1-19-X	24090029			
31	9222730	D3060	Exhaust Fan [EF-R5]	Centrifugal, 24" Damper	2001 - 5000 CFM	DuFief Elementary School / Main Building	Roof	Greenheck	G-095-D-8-1-17-X	24090028			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9222701	D4010	Backflow Preventer	Fire Suppression	6 IN	DuFief Elementary School / Main Building	Mechanical Room	HERSEY	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9222732	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	DuFief Elementary School / Main Building	Mechanical Room	Sorgel	NA	117788			
2	9222694	D5020	Switchboard	277/480 V	1200 AMP	DuFief Elementary School / Main Building	Mechanical Room	Square D	44-49554-1	NA			
3	9222729	D5020	Distribution Panel	120/208 V	400 AMP	DuFief Elementary School / Main Building	Mechanical Room	Square D	NA	NA			
4	9222673	D5030	Variable Frequency Drive [AHU-3]	VFD, by HP of Motor	20 HP	DuFief Elementary School / Main Building	Mechanical Room	ABB	ACH550-VCR-06A6-2	2112100030	2011		
5	9222734	D5030	Variable Frequency Drive [CT-1]	VFD, by HP of Motor	20 HP	DuFief Elementary School / Main Building	Mechanical Room	ABB	ACH550-VCR-038A-4	2131803587	2011		
6	9222699	D5030	Variable Frequency Drive [P-4]	VFD, by HP of Motor	20 HP	DuFief Elementary School / Main Building	Mechanical Room	ABB	ACH550-VCR-031A-4+F267	2150204288	2011		
7	9222749	D5030	Variable Frequency Drive [P-5]	VFD, by HP of Motor	20 HP	DuFief Elementary School / Main Building	Mechanical Room	ABB	ACH550-VCR-031A-4	2112100068	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9222675	D7050	Fire Alarm Panel	Fully Addressable		DuFief Elementary School / Main Building	Mechanical Room	Honeywell	MS-9200UDLS	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9222742	E1030	Foodservice Equipment	Convection Oven, Double		DuFief Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	011624CPT-00000000000000000002			
2	9222692	E1030	Foodservice Equipment	Dairy Cooler/Wells		DuFief Elementary School / Main Building	Kitchen	Traulsen	RMC49D4	22B00555			
3	9222723	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		DuFief Elementary School / Main Building	Commercial Kitchen	Traulsen	Inaccessible	Inaccessible			2
4	9222674	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		DuFief Elementary School / Main Building	Commercial Kitchen	Traulsen	Inaccessible	Inaccessible			2
5	9222712	E1030	Foodservice Equipment	Sink, 2-Bowl		DuFief Elementary School / Main Building	Commercial Kitchen						
6	9222728	E1030	Foodservice Equipment	Steamer, Freestanding		DuFief Elementary School / Main Building	Commercial Kitchen	Delfield	TG-1826H	05-24-1999	1999		
7	9222715	E1030	Foodservice Equipment	Steamer, Freestanding		DuFief Elementary School / Main Building	Commercial Kitchen	Delfield	KCFY-60	NA	1999		
8	9222693	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		DuFief Elementary School / Main Building	Hallways & Common Areas						