

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



East Silver Spring Elementary School  
631 Silver Spring Avenue  
Silver Spring, MD 20910

## **PREPARED BY:**

*Bureau Veritas*  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)

## **BV CONTACT:**

*Bill Champion*  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

## **BV PROJECT #:**

172559.25R000-039.354

## **DATE OF REPORT:**

*August 20, 2025 (original)*  
*September 24, 2025 (revised)*

## **ON SITE DATE:**

*April 14-15, 2025 (original)*  
*September 4, 2025 (additional)*

**Bureau Veritas**

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | [www.bvna.com](http://www.bvna.com) | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary ..... 1

Property Overview and Assessment Details ..... 1

Campus Findings and Deficiencies ..... 2

Facility Characteristic Survey ..... 4

Facility Condition Index (FCI) Depleted Value ..... 5

Immediate Needs..... 6

Key Findings ..... 7

Plan Types..... 10

2. Building Information ..... 11

3. Site Summary..... 15

4. ADA Accessibility ..... 18

5. Purpose and Scope ..... 20

6. Opinions of Probable Costs ..... 22

Methodology ..... 22

Definitions ..... 23

7. Certification..... 24

8. Appendices ..... 25



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	2
Main Address	631 Silver Spring Avenue, Silver Spring, MD 20910
Site Developed	Cafeteria – 1950, Original building – 1975, Classroom addition – 1988, East and West classroom addition - 2009
Outside Occupants / Leased Spaces	Global leases cafeteria space for before and after school program
Date(s) of Visit	April 14-15, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
On-site Point of Contact (POC)	Melvin Proctor, Building Manager
Assessment and Report Prepared By	Edmund Gabay
Reviewed By	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a>
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

The original school was constructed in 1950 but most of that structure had been razed to the ground. The current school building was developed in 1975 with the construction of a gymnasium, offices and classrooms. Part of the original structure (Cafeteria) was retained and incorporated into the new building. A two-story classroom building was added in 1988. The most recent classroom additions took place in 2009 on the east and west side along with site improvements, and roof replacement in 2025. The previous major renovations and additions are as follows:

Cafeteria - 1950

Original building - 1975

Classroom addition – 1988

East and west classroom addition - 2009

### Architectural

The structure generally appears sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joists supporting metal or wood deck roof structure and all supported by CMU bearing walls with brick veneer. The roofing material consists of a TPO single-ply system that was part of a recent upgrade and a built-up roof that has an estimated install year of 2009 for the east and west side additions. Near term and lifecycle replacement of the flat roofs is anticipated. Pitched slate tile roofing over the multipurpose room is estimated to be installed around 1950 and has many chipped and broken tiles. Lifecycle replacement of the slate roofing in the near term is recommended.

All exterior walls consist primarily of brick veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition but near-term lifecycle replacement throughout is recommended. Ceramic tile floor in the bathrooms is not expected to require lifecycle replacement in the near term. Carpeting in the library is reported to have been recently replaced in 2020 renovation. Ceiling finishes throughout the building are primarily suspended acoustic tile systems estimated to be installed in 1988 in the original building and 2009 in the east and west side additions. Walls are primarily painted CMU throughout and it is estimated that repainting was done in 2020.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by two central type systems: one for the original building and one for the east and west side additions. In the original building, air handling units, fan coil units and unit ventilators are served by two gas fire boilers and a chiller through a dual temperature piping system. In the east and west additions, three gas fired boilers, the chiller and a cooling tower serve water source heat pumps for the classroom spaces. Air handling units also provide tempered air to common areas. Supplemental systems include ductless split systems and unit heaters.

Hot water for plumbing is provided by gas fired water heaters in the boiler rooms. The water heaters are not expected to require lifecycle replacement until mid to late term. The plumbing infrastructure is expected to be of various ages due to additions over the years. Fixtures are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.



The main electrical service enters the building through two 277/480V, 1600 AMP switchboards, main distribution panels in the main electrical room S3. The switchboards and distribution panels appear to be in good condition with lifecycle replacement in the mid to late term anticipated. There are also recently installed distribution panels and secondary transformers in Electrical Room Q2 near-term lifecycle replacement is not expected. The electrical infrastructure is anticipated to be of different ages due to original building and subsequent additions. The building is also equipped with an emergency generator and two ATS units.

The building has a commercial kitchen but no exhaust hood. The equipment appears to be primarily replaced units aged between 2000 and 2020. Lifecycle replacement for most equipment is anticipated in the near term and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the building manager's office. The panel is estimated to be 12 years old and lifecycle replacement is not anticipated until mid-term.

The building is protected by a facility wide fire suppression system estimated to be installed in 2009. Lifecycle replacement is not anticipated within the reserve term.

## Site

The asphalt parking lots are estimated to have been replaced in 2010 and exhibits signs of severe alligator cracking in several areas. Pavement striping is in good condition having been restriped recently. Site lighting is with pole-mounted LED fixtures and wall packs. Much of the playground equipment was installed in 2009 and lifecycle replacement is anticipated in the near term. It is recommended that the wood chip play surfaces be replaced in the near term with rubber play surfaces. Concrete sidewalks, for the most part, appear to be in fair condition having been installed in 1988.

## Recommended Additional Studies

No additional studies recommended at this time.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.527788.

## Immediate Needs

Facility/Building	Total Items	Total Cost
East Silver Spring Elementary School / Main Building	2	\$1,200
East Silver Spring Elementary School / Site	3	\$31,800
<b>Total</b>	<b>5</b>	<b>\$32,900</b>

## Main Building

ID	UF Code	Description	Condition	Plan Type	Cost
9346645	Y1040	ADA Elevators, Cabs, Control Panel (per Cab), Renovate	NA	Accessibility	\$1,000
9346646	Y1060	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	NA	Accessibility	\$200
<b>Total (2 items)</b>					<b>\$1,200</b>

## Site

ID	UF Code	Description	Condition	Plan Type	Cost
9219215	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Failed	Performance/Integrity	\$23,100
9219176	G2050	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	Poor	Performance/Integrity	\$8,500
9346647	Y1020	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	NA	Accessibility	\$200
<b>Total (3 items)</b>					<b>\$31,800</b>

## Key Findings



### Roofing in Poor condition.

Slate  
Main Building East Silver Spring Elementary  
School Cafeteria Roof

Uniformat Code: B3010  
Recommendation: **Replace in 2027**

Priority Score: **89.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$185,000

\$\$\$\$

Many slate tiles are chipped and broken - AssetCALC ID: 9219169



### Parking Lots in Failed condition.

Pavement, Asphalt  
Site East Silver Spring Elementary School Site  
Parking Areas

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

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$23,100

\$\$\$\$

Severe alligator cracking observed in several locations - AssetCALC ID: 9219215



### Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement  
Site East Silver Spring Elementary School Site  
Playground Areas

Uniformat Code: G2050  
Recommendation: **Seal & Stripe in 2025**

Priority Score: **82.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,500

\$\$\$\$

Striping has not been redone since installation and has worn away - AssetCALC ID: 9219176



### Sports Apparatus in Poor condition.

Soccer, Movable Practice Goal  
Site East Silver Spring Elementary School Site  
Sports Fields & Courts

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

Priority Score: **82.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Goal frames damaged - AssetCALC ID: 9219189





### Landscaping in Poor condition.

Turf/Sod  
Site East Silver Spring Elementary School Site  
Sports Fields & Courts

Uniformat Code: G2080  
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$222,000

\$\$\$\$

Grassy turf is worn away - AssetCALC ID: 9219089



### Signage in Poor condition.

Wall-Mounted, Room Identification  
Main Building East Silver Spring Elementary  
School Throughout Building

Uniformat Code: C1090  
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$8,900

\$\$\$\$

Some of the interior room signage is missing or incorrect. The signage needs to be updated to match the most current FISH drawings. A budgetary cost is included. - AssetCALC ID: 9222547



### ADA Elevators

Cabs, Control Panel (per Cab)  
Main Building East Silver Spring Elementary  
School

Uniformat Code: Y1040  
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,000

\$\$\$\$

Missing tactile Braille characters mounted to the left of each elevator car control button. - AssetCALC ID: 9346645



### ADA Paths of Travel

Signage, Directional Wall-Mounted  
Site East Silver Spring Elementary School

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$200

\$\$\$\$

No signage indicating alternate accessible entrance. - AssetCALC ID: 9346647



## ADA Kitchen & Laundry Areas

Cabinetry, Height/Location/Clearance  
Main Building East Silver Spring Elementary  
School

Uniformat Code: Y1060  
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$200

\$\$\$\$

No knee clearance under sink. - AssetCALC ID: 9346646



## BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades  
Main Building East Silver Spring Elementary  
School Boiler Room

Uniformat Code: D8010  
Recommendation: **Upgrade/Install in 2026**

Priority Score: **54.8**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$101,000

\$\$\$\$

The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For improved reliability and efficiency and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended. A budgetary cost is included in the five-year plan. - AssetCALC ID: 9219132

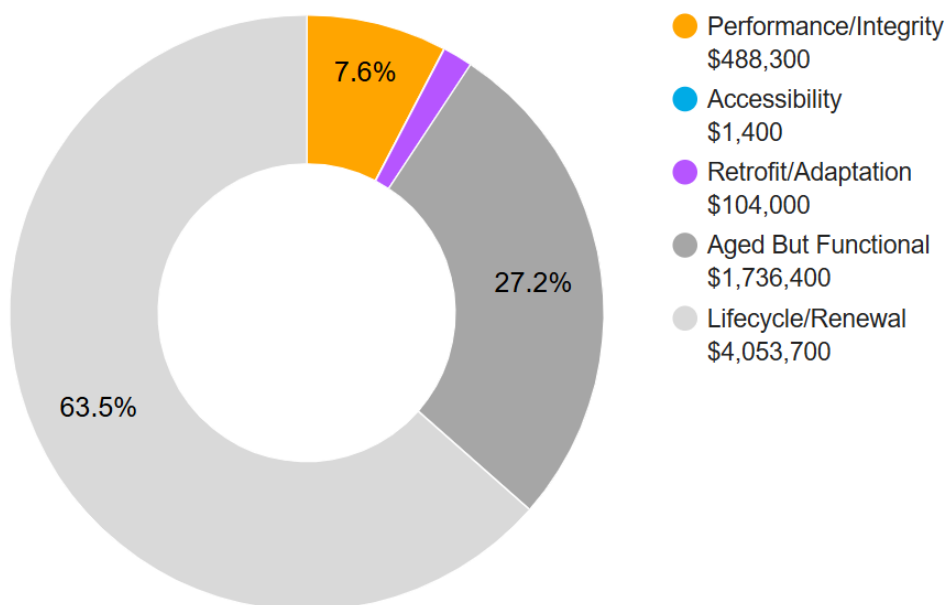


## Plan Types

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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	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: \$6,383,800

## 2. Building Information



### Building: Systems Summary

<b>Address</b>	631 Silver Spring Avenue, Silver Spring, MD 20910	
<b>GPS Coordinates</b>	38.9923882, -77.0151538	
<b>Constructed/Renovated</b>	1950 / 2009	
<b>Building Area</b>	88,895 SF	
<b>Number of Stories</b>	2 stories above grade with partial below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by wood joists or open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: EIFS Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with TPO/PVC single-ply (new) Secondary: Flat construction with built-up system Tertiary: Gable construction with slate shingles Quaternary: Gable construction with standing seam metal	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair

Building: Systems Summary		
<b>Elevators</b>	Passenger: 1 traction car	Fair
<b>Plumbing</b>	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil units, hydronic baseboard radiators and unit ventilators Non-Central System: Packaged units, Furnaces with split-system condensing units, Ductless split-systems Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED in cafeteria, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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 buildings, the exterior walls of the facility, and the roofs.	

## Building: Systems Summary

### 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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	\$37,500	-	\$424,300	\$461,800
Roofing	-	\$196,300	\$170,400	-	\$1,690,700	\$2,057,400
Interiors	-	\$9,200	\$1,083,500	\$243,500	\$1,206,100	\$2,542,300
Conveying	-	-	\$15,500	-	\$100,900	\$116,300
Plumbing	-	-	\$225,100	\$25,500	\$300,500	\$551,100
HVAC	-	\$107,800	\$774,000	\$386,300	\$853,100	\$2,121,200
Fire Protection	-	-	-	-	\$16,400	\$16,400
Electrical	-	-	\$622,800	\$108,600	\$177,700	\$909,100
Fire Alarm & Electronic Systems	-	\$104,000	\$938,900	-	\$1,145,700	\$2,188,600
Equipment & Furnishings	-	-	\$403,300	\$1,800	\$159,300	\$564,400
Accessibility	\$1,200	-	-	-	-	\$1,200
<b>TOTALS (3% inflation)</b>	<b>\$1,200</b>	<b>\$417,200</b>	<b>\$4,270,900</b>	<b>\$765,700</b>	<b>\$6,074,600</b>	<b>\$11,529,600</b>



### 3. Site Summary



Site Information		
<b>Site Area</b>	6.66 acres (estimated)	
<b>Parking Spaces</b>	76 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair
<b>Ancillary Structures</b>	Storage sheds	Good

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Site Pavement</b>	\$23,100	\$19,700	-	\$217,100	\$409,600	\$669,600
<b>Site Development</b>	\$8,500	\$414,900	\$123,200	\$122,000	\$344,800	\$1,013,400
<b>Accessibility</b>	\$200	-	-	-	-	\$200
<b>TOTALS (3% inflation)</b>	<b>\$31,800</b>	<b>\$434,600</b>	<b>\$123,200</b>	<b>\$339,100</b>	<b>\$754,500</b>	<b>\$1,683,200</b>

## 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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1975 / 2009	Yes	No
School Building	1975 / 2009	Yes	Yes

A prior accessibility survey was performed by Delmar Architects on 10/06/2008. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full. A line item by line item comparison between the prior study and BV's recent observations are beyond the scope of this assessment. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 East Silver Spring Elementary School, 631 Silver Spring Avenue, Silver Spring, MD 20910, 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.

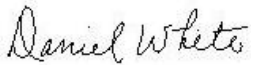
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

**Reviewed by:**   
\_\_\_\_\_  
Daniel White  
Technical Report Reviewer  
for  
Bill Champion  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

## 8. Appendices

---

Appendix A: Photographic Record

Appendix B: Site Plan(s)

Appendix C: Pre-Survey Questionnaire(s)

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

## **Appendix A:**

### **Photographic Record**

---

## Photographic Overview



1 - FRONT ELEVATION



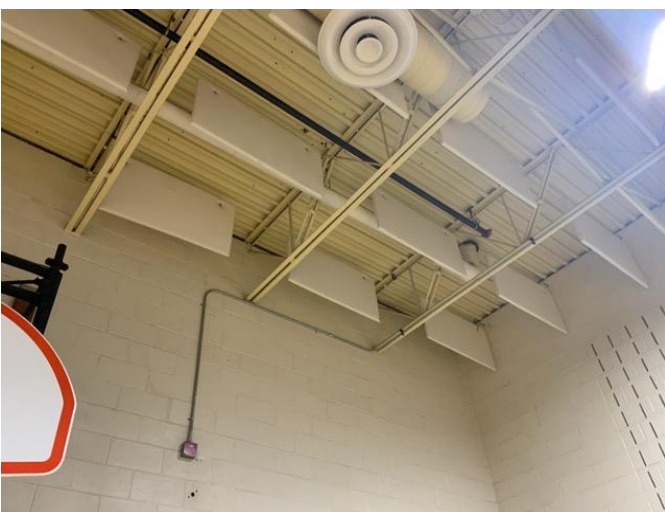
2 - LEFT ELEVATION



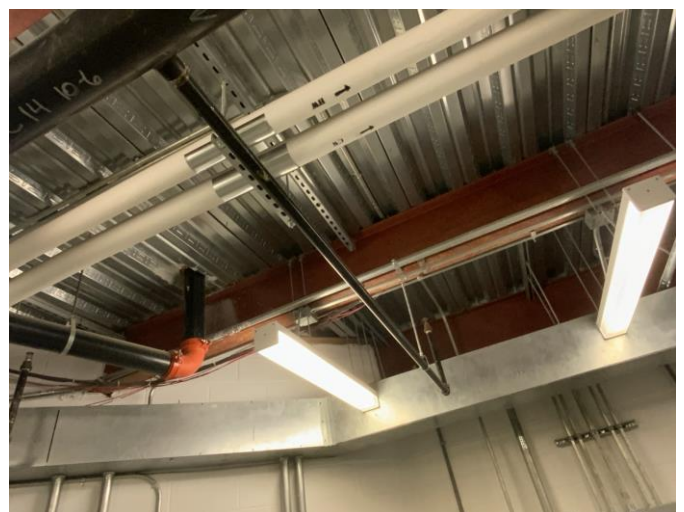
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - STRUCTURAL FRAMING



## Photographic Overview



7 - MODIFIED BITUMEN ROOFING



8 - SLATE TILE ROOFING



9 - METAL ROOFING



10 - GENERAL CLASSROOM



11 - COMMERCIAL KITCHEN



12 - OFFICE AREA OVERVIEW



## Photographic Overview



13 - COMMON HALL



14 - CAFETERIA



15 - LIBRARY / MEDIA CENTER



16 - GAS WATER HEATER



17 - PLUMBING SYSTEM PIPING



18 - SEWAGE PUMP



## Photographic Overview



19 - HEAT EXCHANGER



20 - GAS BOILER IN OLD BOILER ROOM



21 - GAS BOILERS IN NEW BOILER ROOM



22 - UNIT HEATER



23 - AIR COOLED CHILLER



24 - COOLING TOWER



## Photographic Overview



25 - DUCTLESS SPLIT SYSTEM



26 - UNIT VENTILATOR



27 - WATER SOURCE HEAT PUMP



28 - HVAC SYSTEM HYDRONIC PIPING



29 - INTERIOR AIR HANDLER



30 - EXTERIOR AIR HANDLERR



## Photographic Overview



31 - PACKAGED UNIT



32 - HVAC SYSTEM DUCTWORK



33 - FIRE SUPPRESSION SYSTEM



34 - DIESEL GENERATOR



35 - SECONDARY TRANSFORMER



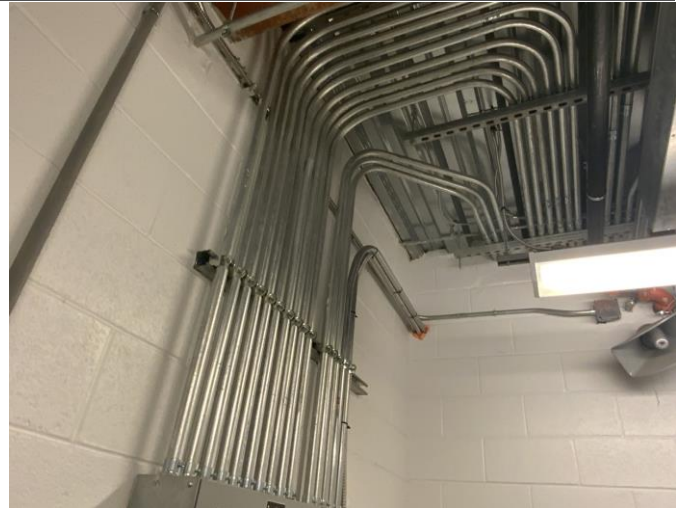
36 - SWITCHBOARD



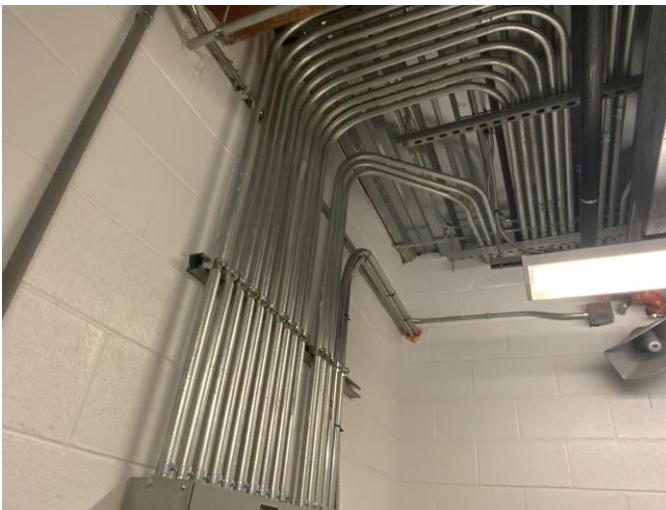
## Photographic Overview



37 - DISTRIBUTION PANEL



38 - ELECTRICAL SYSTEM WIRING



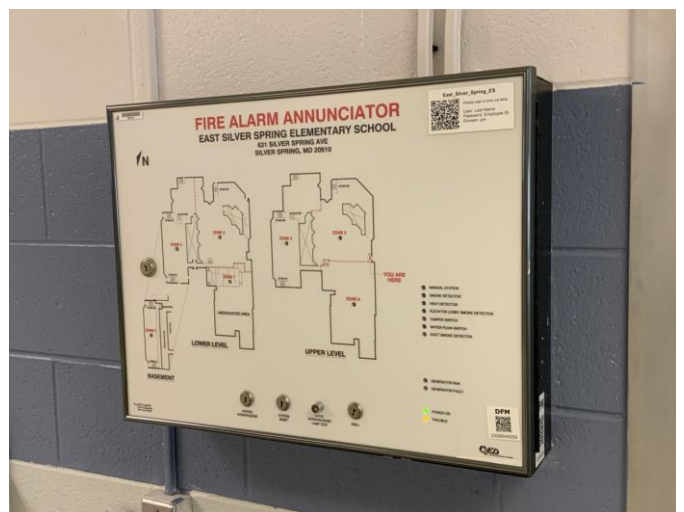
39 - ELECTRICAL SYSTEM WIRING



40 - INTRUSION DETECTION SYSTEM



41 - SECURITY/SURVEILLANCE SYSTEM



42 - FIRE ALARM SYSTEM



## Photographic Overview



43 - FIRE ALARM PANEL



44 - ASPHALT PARKING LOTS



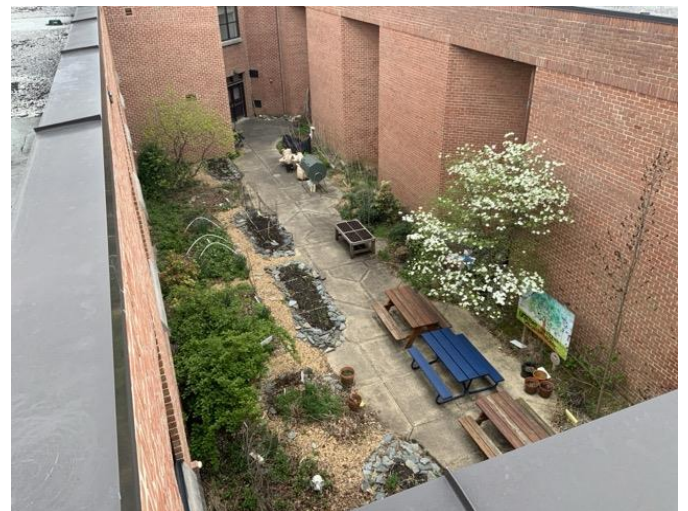
45 - PLAY STRUCTURE



46 - BUILDING MOUNTED SIGNAGE



47 - CONCRETE BLOCK RETAINING WALL



48 - COURTYARD

## Appendix B:



### Site Plan(s)

---



# Site Plan



 <b>BUREAU VERITAS</b>	Project Number	Project Name	
	172559.25R000-039.354	East Silver Spring Elementary School	
	Source	On-Site Date	
	Google	April 14-15, 2025	

## **Appendix C:**

### Pre-Survey Questionnaire(s)

---



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** East Silver Spring Elementary School

**Name of person completing form:** Melvin Proctor

**Title / Association w/ property:** Building Manager

**Length of time associated w/ property:** 11years

**Date Completed:** 4/13/2025

**Phone Number:** 240.801.1511

**Method of Completion:** DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1990	Renovated 2009	2 story east and west Classroom additions Media center renovation 2022 Bathroom renovations 1990
2	Building size in SF	88,895 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1990	
		Roof	1983	May be original
		Interiors	2015	Wall painting. Bathrooms 1990
		HVAC		
		Electrical	2023	Gym lights replacement
		Site Pavement	2000	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Boiler replacement. Roof replacement		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			Slight settlement at east side addition
8	Are there any wall, window, basement or roof leaks?	✗				Numerous roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Classroom 13 has leaking piping and mold developed
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?	✗				2021 by MCPS
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				Bathroom renovations
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Global is leasing cafeteria space for before and after school programs



Signature of Assessor



Signature of POC

## **Appendix D:**

### Accessibility Review and Photos

---

## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: East Silver Spring Elementary School

BV Project Number: 172559.25R000-039.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	✗			2021 by MCPS
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Bathroom renovations
3	Has building management reported any accessibility-based complaints or litigation?		✗		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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



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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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 signage indicating alternate accessible entrance
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	✗			
5	Do doors at accessible entrances appear to have compliant hardware ?	✗			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	✗			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
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 ?	✕			
8	Do public transaction areas have an accessible, lowered service counter section ?	✕			
9	Do public telephones appear mounted with an accessible height and location ?			✕	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✕			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✕			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✕	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✕			

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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



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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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

### Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	✗			
3	Is there an accessible countertop/preparation space of proper width and height ?	✗			
4	Is there an accessible sink space of proper width and height ?	✗			
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		No knee clearance under sink



7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			X	
---	---	--	--	---	--

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## **Appendix E:**

### Component Condition Report

---

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	3,700 SF	50	9265842
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	11,056 SF	50	9265844
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	13,000 SF	50	9219120
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	29,414 SF	59	9265841
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	29,414 SF	59	9265840
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	3,700 SF	21	9265843
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	11,056 SF	38	9265849
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	12,880 SF	25	9219143
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	2,600 SF	21	9265846
B2010	Building Exterior	Good	Exterior Walls, Stone	500 SF	34	9219124
B2010	Building Exterior	Good	Exterior Walls, Brick Veneer	6,900 SF	34	9219216
B2010	Building Exterior	Fair	Exterior Walls, Stone	300 SF	21	9219076
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	10,200 SF	21	9219152
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	17,900 SF	4	9219174
B2020	Building Exterior	Fair	Glazing, any type by SF	5,100 SF	14	9219175
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	12	24	9219141
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	18	24	9219213
Roofing						
B3010	Entrance roofs	Good	Roofing, Metal	200 SF	24	9219166
B3010	Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC	55,000 SF	20	9762413
B3010	Cafeteria Roof	Poor	Roofing, Slate	3,700 SF	2	9219169
B3010	North Roof	Fair	Roofing, Built-Up	10,500 SF	5	9219087
B3060	Roof	Fair	Roof Hatch, Metal	1	15	9219148
B3060	Roof	Excellent	Roof Skylight, per SF of glazing	100 SF	30	9219083
Interiors						
C1030	Throughout Addition Area 1 & 2	Good	Interior Door, Steel, Standard	8	24	9222561

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	80	3	9222570
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	11	3	9222577
C1030	Classrooms General - Grades Pre-K and K	Good	Interior Door, Wood, Solid-Core Commercial	14	24	9222553
C1030	Throughout Addition Area 1 & 2	Fair	Interior Door, Wood, Solid-Core Commercial	62	3	9222558
C1030	Hallways & Common Areas -Additions	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	21	24	9222545
C1030	Lobby	Fair	Interior Door, Steel, w/ Extensive Glazing	4	3	9222578
C1030	Throughout Building	Good	Interior Door, Steel, Standard	1	24	9222568
C1070	Classrooms General Grades 1-5	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,000 SF	3	9222587
C1070	Original Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,200 SF	3	9222565
C1070	Throughout Addition Area 1 & 2	Fair	Suspended Ceilings, Acoustical Tile (ACT)	15,200 SF	9	9222543
C1070	Classrooms General - Grades Pre-K and K	Fair	Suspended Ceilings, Acoustical Tile (ACT)	20,300 SF	9	9222567
C1090	Throughout Building	Poor	Signage, Wall-Mounted, Room Identification	88,895 SF	1	9222547
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	4	9219201
C2010	Throughout Addition Area 1 & 2	Fair	Wall Finishes, any surface, Prep & Paint	34,400 SF	3	9222550
C2010	Classrooms Music	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	2,200 SF	9	9222585
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	11,100 SF	24	9219147
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	1,100 SF	13	9219183
C2010	Classrooms General - Grades Pre-K and K	Fair	Wall Finishes, any surface, Prep & Paint	75,500 SF	3	9222563
C2010	Original Building	Fair	Wall Finishes, any surface, Prep & Paint	40,000 SF	5	9222596
C2010	Classrooms General Grades 1-5	Fair	Wall Finishes, any surface, Prep & Paint	57,800 SF	5	9222593
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,200 SF	3	9219161
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	15,200 SF	3	9222541
C2030	Classrooms General - Grades Pre-K and K	Fair	Flooring, Vinyl Tile (VCT)	20,300 SF	3	9222605
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,200 SF	24	9219165
C2030	Classrooms General Grades 1-5	Fair	Flooring, Vinyl Tile (VCT)	27,000 SF	3	9222566
C2030	Lobby	Fair	Flooring, Terrazzo	800 SF	21	9222576
C2030	Throughout Addition Area 1 & 2	Fair	Flooring, Vinyl Tile (VCT)	8,500 SF	3	9222544
C2030	Library	Good	Flooring, Carpet, Commercial Standard	4,200 SF	7	9222575
C2050	Library	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	800 SF	7	9222571



Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	5	9222580
C2050	Throughout Addition Area 1 & 2	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	3	9222579
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	4	9219178
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	1	12	9330983
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	3	9219157
Plumbing						
D2010	Throughout Addition	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	12,000 SF	3	9219181
D2010	New Boiler Room	Good	Water Heater, Gas, Residential	1	13	9219168
D2010	Old Boiler Room	Fair	Backflow Preventer, Domestic Water	1	15	9219210
D2010	Restrooms	Fair	Toilet, Child-Sized	8	14	9219101
D2010	Old Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	13	9219119
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	51	14	9219080
D2010	Original Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	16,500 SF	3	9265845
D2010	Hallways & Common Areas -Additions	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	3	9222588
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	9222564
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	42	14	9219131
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	3	9222573
D2010	Throughout Addition Area 1 & 2	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	40,400 SF	25	9219199
D2010	Restrooms	Fair	Urinal, Standard	14	14	9219214
D2020	Old Boiler Room	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground [Grease Interceptor ]	1	8	9219202
D2020	Old Boiler Room	Fair	Pump, Sewage Ejector, Duplex [Sewage pump]	1	9	9219144
D2060	Old Boiler Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	3	9219125
D2060	Old Boiler Room	Fair	Air Compressor, Tank-Style	1	3	9219200
HVAC						
D3020	Old Boiler Room	Fair	Heat Exchanger, Shell & Tube, HVAC	1	15	9219066
D3020	Old Boiler Room	Fair	Boiler, Gas, HVAC [Boiler#1]	1	2	9219180
D3020	Old Boiler Room	Fair	Heat Exchanger, Plate & Frame, HVAC [HX-1]	1	19	9219112
D3020	Hallways & Common Areas	Good	Radiator, Hydronic, Column/Cabinet Style (per EA)	12	18	9222590

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	New Boiler Room	Fair	Boiler, Gas, HVAC [Boiler 1]	1	14	9219151
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	1	4	9219091
D3020	Old Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL	1	20	9219222
D3020	Old Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9219162
D3020	New Boiler Room	Fair	Boiler, Gas, HVAC [Boiler 2]	1	14	9219154
D3020	New Boiler Room	Fair	Boiler, Gas, HVAC [Boiler 3]	1	14	9219160
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9219113
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-1]	1	3	9219217
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	26	4	9219135
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON	20	5	9219108
D3030	Mechanical Room	Fair	Chiller, Air-Cooled	1	5	9219085
D3030	Mechanical Room	Fair	Cooling Tower, Closed Circuit (Fluid Cooler)	1	5	9219103
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	4	9219149
D3050	New Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	10	9219167
D3050	Throughout Addition	Good	HVAC System, Hydronic Piping, 2-Pipe	40,400 SF	28	9219142
D3050	Old Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1 MC]	1	13	9219170
D3050	Roof	Fair	Air Handler, Exterior AHU [ERU-1]	1	4	9219150
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	3	8	9219219
D3050	New Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	9219207
D3050	Hallways & Common Areas -Additions	Fair	Fan Coil Unit, Hydronic Terminal	10	8	9222582
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	9219134
D3050	Roof	Fair	Air Handler, Exterior AHU [ERU-2]	1	4	9219086
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	59,000 SF	18	9219191
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	8	9219190
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	29,000 SF	24	9219118
D3050	Roof	Fair	Air Handler, Exterior AHU [DOAS-1]	3	8	9219064
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	4	9219188
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	3	4	9219102
D3050	Throughout Addition Area 1 & 2	Fair	HVAC System, Ductwork, Medium Density	29,000 SF	14	9219184

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EH FAN #2]	1	5	9219177
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9219185
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-5]	1	8	9219224
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EXH. FAN.#3]	1	3	9219195
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [EF-3]	1	8	9219211
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper	1	3	9219110
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-2]	1	4	9219078
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper [EF-4]	1	5	9219156
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-1]	1	4	9219145
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9219127
Fire Protection						
D4010	Mechanical Room M-3	Fair	Backflow Preventer, Fire Suppression	1	15	9219072
D4010	Throughout Building	NA	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	88,895 SF	24	9219081
Electrical						
D5010	Mechanical Room	Fair	Generator, Gas or Gasoline	1	9	9219123
D5010	Electrical room S-3	Fair	Automatic Transfer Switch, ATS	1	10	9219205
D5010	Electrical room S-3	Fair	Automatic Transfer Switch, ATS	1	9	9219136
D5020	Electrical room S-3	Fair	Secondary Transformer, Dry, Stepdown	1	14	9219088
D5020	Electrical room S-3	Fair	Secondary Transformer, Dry, Stepdown	1	14	9219182
D5020	Electrical room Q-2	Fair	Distribution Panel, 277/480 V [HIA]	1	14	9219212
D5020	Electrical room S-3	Fair	Secondary Transformer, Dry, Stepdown	1	14	9219063
D5020	Electrical room Q-2	Fair	Distribution Panel, 277/480 V [H2A]	1	14	9219171
D5020	Electrical room S-3	Good	Switchboard, 277/480 V [SWITCHBOARD SWBD]	1	24	9219223
D5020	Electrical room Q-2	Fair	Secondary Transformer, Dry, Stepdown	1	14	9219187
D5020	Electrical room Q-2	Fair	Distribution Panel, 277/480 V [H2A]	1	14	9219138
D5020	Electrical room S-3	Fair	Distribution Panel, 277/480 V [HA]	1	14	9219070
D5020	Electrical room Q-2	Fair	Secondary Transformer, Dry, Stepdown	1	14	9219079
D5020	Electrical room S-3	Fair	Distribution Panel, 277/480 V [MH]	1	14	9219067
D5020	Electrical room S-3	Fair	Distribution Panel, 277/480 V [MDP]	1	14	9219158

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room Q-2	Fair	Distribution Panel, 277/480 V [HIA]	1	14	9219107
D5020	Electrical room S-3	Fair	Distribution Panel, 277/480 V [HA]	1	14	9219196
D5020	Electrical room S-3	Good	Switchboard, 277/480 V	1	24	9219116
D5030	Original Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	16,500 SF	3	9219096
D5030	New Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-1]	1	5	9219099
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	12,000 SF	3	9265847
D5030	New Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [P-2]	1	5	9219111
D5030	Throughout Addition Area 1 & 2	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,400 SF	25	9219209
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	88,895 SF	5	9219094
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	12	18	9219193
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	7	5	9219122
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	88,895 SF	5	9219114
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	88,895 SF	3	9219095
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	88,895 SF	12	9219126
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	88,895 SF	4	9219203
D7050	Electrical room S-3	Fair	Fire Alarm Panel, Fully Addressable	1	3	9219106
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	48,000 SF	3	9219121
D8010	Mechanical Room	Fair	BAS/HVAC Controls, DDC Host Computer	1	3	9222603
D8010	Boiler Room	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	40,400 SF	1	9219132
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	9222551
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	3	9222595
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	9222546
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	4	9222598
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	9222554
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9222591
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9222606
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	9222586

Component Condition Report | East Silver Spring Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	3	9222542
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	9222559
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	9222604
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	6	28	9219068
E2010	Classrooms General - Grades Pre-K and K	Fair	Casework, Cabinetry, Standard	700 LF	4	9222569
E2010	Library	Good	Casework, Cabinetry, Standard	50 LF	17	9222557
E2010	Classrooms General - Grades Pre-K and K	Fair	Window Treatments, Operable Blinds, Fire-Resistant	1,100 SF	4	9222602
E2010	Classrooms Music	Fair	Casework, Cabinetry, Standard	20 LF	4	9222562
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	50 LF	4	9222584
E2010	Classrooms General Grades 1-5	Fair	Window Treatments, Operable Blinds, Fire-Resistant	2,400 SF	4	9222597
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	100 LF	17	9222556
E2010	Throughout Addition Area 1 & 2	Fair	Window Treatments, Operable Blinds, Fire-Resistant	500 SF	4	9222583
E2010	Classrooms General Grades 1-5	Fair	Casework, Cabinetry, Standard	200 LF	3	9222589
Accessibility						
Y1040		NA	ADA Elevators, Cabs, Control Panel (per Cab), Renovate	1	0	9346645
Y1060		NA	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	1 LF	0	9346646

Component Condition Report | East Silver Spring Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	200 SF	34	9219137
Special Construction & Demo						
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	32	9219082
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	41,300 SF	2	9219179
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	2,000 LF	13	9219084
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	41,300 SF	10	9219093
G2020	Site Parking Areas	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	4,200 SF	0	9219215
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	16,600 SF	13	9219172



Component Condition Report | East Silver Spring Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site Parking Areas	Fair	Sidewalk, Brick/Masonry Pavers	900 SF	14	9219097
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,800 SF	0	9219176
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	4	9219077
G2050	Site Sports Fields & Courts	Poor	Sports Apparatus, Soccer, Movable Practice Goal	2	1	9219189
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Poured-in-Place	6,700 SF	2	9219153
G2050	Site Playground Areas	Fair	Play Structure, Climbing Wall, Exterior, by vertical surface area	100 SF	3	9219071
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,800 SF	9	9219128
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	4	9219225
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	4	9219133
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	4	9219130
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	4	9219092
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	9219075
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	9	9219146
Sitework						
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 6'	2,000 LF	24	9219140
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	2	4	9219090
G2060	Site General	Good	Fences & Gates, Fence, Metal Tube 4'	100 LF	24	9219204
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	2	4	9219100
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	6,000 SF	24	9219198
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	4	9219220
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	9219104
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	9219155
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	3	4	9219115
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,200 LF	24	9219139
G2080	Site Sports Fields & Courts	Poor	Landscaping, Turf/Sod	37,000 SF	1	9219089
Accessibility						
Y1020		NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	0	9346647

## **Appendix F:** Replacement Reserves

---

Replacement Reserves Report



9/24/2025

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
East Silver Spring Elementary School / Main Building	\$1,150	\$113,186	\$304,054	\$1,816,941	\$1,045,777	\$1,408,207	\$0	\$43,046	\$383,198	\$309,792	\$29,701	\$0	\$339,032	\$359,247	\$1,109,485	\$300,657	\$162,075	\$137,186	\$1,937,724	\$32,615	\$1,696,661	\$11,529,734
East Silver Spring Elementary School / Site	\$31,760	\$230,102	\$204,526	\$4,371	\$109,062	\$9,807	\$0	\$22,857	\$0	\$110,645	\$205,633	\$307,300	\$26,498	\$307,511	\$44,924	\$13,180	\$2,247	\$30,718	\$6,810	\$0	\$15,280	\$1,683,230
Grand Total	\$32,910	\$343,288	\$508,580	\$1,821,312	\$1,154,838	\$1,418,014	\$0	\$65,903	\$383,198	\$420,437	\$235,333	\$307,300	\$365,529	\$666,758	\$1,154,408	\$313,837	\$164,322	\$167,905	\$1,944,534	\$32,615	\$1,711,941	\$13,212,963

East Silver Spring Elementary School / Main Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EA	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	9219174	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	17900	SF	\$1.86	\$33,294					\$33,294																	\$33,294
B2020	9219175	Glazing, any type by SF, Replace	30	16	14	5100	SF	\$55.00	\$280,500															\$280,500							\$280,500
B3010	9219169	Roofing, Slate, Replace	75	73	2	3700	SF	\$50.00	\$185,000			\$185,000																			\$185,000
B3010	9219087	Roofing, Built-Up, Replace	25	20	5	10500	SF	\$14.00	\$147,000					\$147,000																	\$147,000
B3010	9762413	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	0	20	55000	SF	\$17.00	\$935,000																					\$935,000	\$935,000
B3060	9219148	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																\$1,300						\$1,300
C1030	9222558	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	62	EA	\$700.00	\$43,400				\$43,400																		\$43,400
C1030	9222570	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	80	EA	\$700.00	\$56,000				\$56,000																		\$56,000
C1030	9222577	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	37	3	11	EA	\$950.00	\$10,450				\$10,450																		\$10,450
C1030	9222578	Interior Door, Steel, w/ Extensive Glazing, Replace	40	37	3	4	EA	\$950.00	\$3,800				\$3,800																		\$3,800
C1070	9222587	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	27000	SF	\$3.50	\$94,500				\$94,500																		\$94,500
C1070	9222565	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	15200	SF	\$3.50	\$53,200				\$53,200																		\$53,200
C1070	9222567	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	20300	SF	\$3.50	\$71,050										\$71,050												\$71,050
C1070	9222543	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	15200	SF	\$3.50	\$53,200										\$53,200												\$53,200
C1090	9219201	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	28	EA	\$750.00	\$21,000					\$21,000																	\$21,000
C1090	9222547	Signage, Wall-Mounted, Room Identification, Replace	30	29	1	88895	SF	\$0.10	\$8,890		\$8,890																				\$8,890
C2010	9219183	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	2	13	1100	SF	\$16.80	\$18,480															\$18,480							\$18,480
C2010	9222563	Wall Finishes, any surface, Prep & Paint	10	7	3	75500	SF	\$1.50	\$113,250				\$113,250											\$113,250							\$226,500
C2010	9222550	Wall Finishes, any surface, Prep & Paint	10	7	3	34400	SF	\$1.50	\$51,600				\$51,600											\$51,600							\$103,200
C2010	9222593	Wall Finishes, any surface, Prep & Paint	10	5	5	57800	SF	\$1.50	\$86,700						\$86,700										\$86,700						\$173,400
C2010	9222596	Wall Finishes, any surface, Prep & Paint	10	5	5	40000	SF	\$1.50	\$60,000						\$60,000										\$60,000						\$120,000
C2010	9222585	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	16	9	2200	SF	\$14.00	\$30,800										\$30,800												\$30,800
C2030	9222566	Flooring, Vinyl Tile (VCT), Replace	15	12	3	27000	SF	\$5.00	\$135,000				\$135,000															\$135,000			\$270,000
C2030	9222605	Flooring, Vinyl Tile (VCT), Replace	15	12	3	20300	SF	\$5.00	\$101,500				\$101,500															\$101,500			\$203,000
C2030	9222544	Flooring, Vinyl Tile (VCT), Replace	15	12	3	8500	SF	\$5.00	\$42,500				\$42,500															\$42,500			\$85,000
C2030	9222541	Flooring, Vinyl Tile (VCT), Replace	15	12	3	15200	SF	\$5.00	\$76,000				\$76,000															\$76,000			\$152,000
C2030	9222575	Flooring, Carpet, Commercial Standard, Replace	10	3	7	4200	SF	\$7.50	\$31,500								\$31,500										\$31,500				\$63,000
C2030	9219161	Flooring, Wood, Sports, Refinish	10	7	3	4200	SF	\$5.00	\$21,000				\$21,000										\$21,000								\$42,000
C2050	9222579	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	3400	SF	\$2.00	\$6,800				\$6,800											\$6,800							\$13,600
C2050	9222580	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2500	SF	\$2.00	\$5,000						\$5,000										\$5,000						\$10,000
C2050	9222571	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	800	SF	\$2.50	\$2,000								\$2,000										\$2,000				\$4,000
D1010	9219157	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	\$9,000.00	\$9,000				\$9,000															\$9,000			\$18,000
D1010	9219178	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																	\$5,000
D1010	9330983	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate	30	18	12	1	EA	\$60,000.00	\$60,000														\$60,000								\$60,000
D2010	9219119	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	\$16,600.00	\$16,600															\$16,600							\$16,600
D2010	9219168	Water Heater, Gas, Residential, Replace	15	2	13	1	EA	\$1,900.00	\$1,900															\$1,900							\$1,900
D2010	9265845	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	16500	SF	\$5.00	\$82,500				\$82,500																		\$82,500
D2010	9219181	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	12000	SF	\$5.00	\$60,000				\$60,000																		\$60,000
D2010	9219210	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																\$3,200						\$3,200
D2010	9222573	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	27	3	25	EA	\$1,200.00	\$30,000				\$30,000																		\$30,000
D2010	9222588	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	4	EA	\$1,500.00	\$6,000				\$6,000															\$6,000			\$12,000







Replacement Reserves Report



9/24/2025

Uniformat Code	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
E2010	9222602	Window Treatments, Operable Blinds, Fire-Resistant	20	16	4	1100	SF	\$5.42	\$5,962					\$5,962																	\$5,962
E2010	9222583	Window Treatments, Operable Blinds, Fire-Resistant	20	16	4	500	SF	\$5.42	\$2,710					\$2,710																	\$2,710
E2010	9222589	Casework, Cabinetry, Standard, Replace	20	17	3	200	LF	\$300.00	\$60,000				\$60,000																		\$60,000
E2010	9222569	Casework, Cabinetry, Standard, Replace	20	16	4	700	LF	\$300.00	\$210,000					\$210,000																	\$210,000
E2010	9222584	Casework, Cabinetry, Standard, Replace	20	16	4	50	LF	\$300.00	\$15,000					\$15,000																	\$15,000
E2010	9222562	Casework, Cabinetry, Standard, Replace	20	16	4	20	LF	\$300.00	\$6,000					\$6,000																	\$6,000
E2010	9222556	Library Shelving, Single-Faced, up to 90" Height, Replace	20	3	17	100	LF	\$330.00	\$33,000																		\$33,000				\$33,000
E2010	9222557	Casework, Cabinetry, Standard, Replace	20	3	17	50	LF	\$300.00	\$15,000																	\$15,000					\$15,000
Y1040	9346645	ADA Elevators, Cabs, Control Panel (per Cab), Renovate	0	14	0	1	EA	\$1,000.00	\$1,000	\$1,000																					\$1,000
Y1060	9346646	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	0	14	0	1	LF	\$150.00	\$150	\$150																					\$150
Totals, Unescalated										\$1,150	\$109,890	\$286,600	\$1,662,759	\$929,159	\$1,214,732	\$0	\$35,000	\$302,500	\$237,430	\$22,100	\$0	\$237,790	\$244,630	\$733,500	\$192,980	\$101,000	\$83,000	\$1,138,209	\$18,600	\$939,400	\$8,490,428
Totals, Escalated (3.0% inflation, compounded annually)										\$1,150	\$113,186	\$304,054	\$1,816,941	\$1,045,777	\$1,408,207	\$0	\$43,046	\$383,198	\$309,792	\$29,701	\$0	\$339,032	\$359,247	\$1,109,485	\$300,657	\$162,075	\$137,186	\$1,937,724	\$32,615	\$1,696,661	\$11,529,734

East Silver Spring Elementary School / Site

Uniformat Code	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
G2020	9219215	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4200	SF	\$5.50	\$23,100	\$23,100																					\$23,100
G2020	9219179	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	41300	SF	\$0.45	\$18,585			\$18,585				\$18,585					\$18,585					\$18,585					\$74,340
G2020	9219093	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	41300	SF	\$3.50	\$144,550										\$144,550												\$144,550
G2020	9219084	Parking Lots, Curb & Gutter, Concrete, Replace	50	37	13	2000	LF	\$30.00	\$60,000													\$60,000									\$60,000
G2030	9219172	Sidewalk, Concrete, Large Areas, Replace	50	37	13	16600	SF	\$9.00	\$149,400													\$149,400									\$149,400
G2030	9219097	Sidewalk, Brick/Masonry Pavers, Replace	30	16	14	900	SF	\$33.00	\$29,700														\$29,700								\$29,700
G2050	9219176	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	5	0	18800	SF	\$0.45	\$8,460	\$8,460				\$8,460					\$8,460					\$8,460				\$8,460			\$42,300
G2050	9219189	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	14	1	2	EA	\$700.00	\$1,400		\$1,400														\$1,400						\$2,800
G2050	9219146	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	16	9	4	EA	\$4,750.00	\$19,000									\$19,000													\$19,000
G2050	9219128	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	16	9	18800	SF	\$3.50	\$65,800									\$65,800													\$65,800
G2050	9219153	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	6700	SF	\$26.00	\$174,200			\$174,200																			\$174,200
G2050	9219071	Play Structure, Climbing Wall, Exterior, by vertical surface area, Replace	15	12	3	100	SF	\$40.00	\$4,000				\$4,000														\$4,000				\$8,000
G2050	9219133	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	\$35,000.00	\$35,000					\$35,000																	\$35,000
G2050	9219092	Play Structure, Multipurpose, Very Small, Replace	20	16	4	1	EA	\$6,000.00	\$6,000					\$6,000																	\$6,000
G2050	9219075	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2050	9219225	Play Structure, Multipurpose, Very Small, Replace	20	16	4	1	EA	\$6,000.00	\$6,000					\$6,000																	\$6,000
G2050	9219130	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000
G2050	9219077	Play Structure, Multipurpose, Small, Replace	20	16	4	1	EA	\$10,000.00	\$10,000					\$10,000																	\$10,000
G2060	9219104	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	1	EA	\$700.00	\$700					\$700																	\$700
G2060	9219090	Bike Rack, Fixed 1-5 Bikes, Replace	20	16	4	2	EA	\$600.00	\$1,200					\$1,200																	\$1,200
G2060	9219100	Picnic Table, Metal Powder-Coated, Replace	20	16	4	2	EA	\$700.00	\$1,400					\$1,400																	\$1,400
G2060	9219115	Park Bench, Metal Powder-Coated, Replace	20	16	4	3	EA	\$700.00	\$2,100					\$2,100																	\$2,100
G2060	9219220	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
G2060	9219155	Signage, Property, Building or Pole-Mounted, Replace/Install	20	16	4	1	EA	\$1,500.00	\$1,500					\$1,500																	\$1,500
G2080	9219089	Landscaping, Turf/Sod, Replace	10	9	1	37000	SF	\$6.00	\$222,000		\$222,000									\$222,000											\$444,000
Y1020	9346647	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	14	0	1	EA	\$200.00	\$200	\$200																					\$200
Totals, Unescalated										\$31,760	\$223,400	\$192,785	\$4,000	\$96,900	\$8,460	\$0	\$18,585	\$0	\$84,800	\$153,010	\$222,000	\$18,585	\$209,400	\$29,700	\$8,460	\$1,400	\$18,585	\$4,000	\$0	\$8,460	\$1,334,290
Totals, Escalated (3.0% inflation, compounded annually)										\$31,760	\$230,102	\$204,526	\$4,371	\$109,062	\$9,807	\$0	\$22,857	\$0	\$110,645	\$205,633	\$307,300	\$26,498	\$307,511	\$44,924	\$13,180	\$2,247	\$30,718	\$6,810	\$0	\$15,280	\$1,683,230

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

---

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D10 Conveying																
1	9219178	D1010	Elevator Controls	Automatic, 1 Car		Replace	East Silver Spring Elementary School / Main Building	Elevator Shafts/Utility	Elcon	No dataplate	No dataplate	2009			\$5,000	2029
2	9330983	D1010	Passenger Elevator	Hydraulic, 2 Floors, 3000 to 4000 LB		Renovate	East Silver Spring Elementary School / Main Building	Elevator				2007			\$60,000	2037



Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D20 Plumbing																
1	9219119	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	State Industries, Inc.	SBD-100-275NEA 118	1821110551955	2018			\$16,600	2038
2	9219168	D2010	Water Heater	Gas, Residential	60 GAL	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	State	SUF-60-120-NE 300	2329134950806	2023			\$1,900	2038
3	9219210	D2010	Backflow Preventer	Domestic Water	2 IN	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Watts Regulator	909MOD.CW	77927	2010			\$3,200	2040
4	9219202	D2020	Grease Trap/Interceptor [Grease Interceptor ]	Grease Trap/Interceptor, Underground		Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Schier Products	No dataplate	No dataplate	2013			\$12,000	2033
5	9219144	D2020	Pump [Sewage pump]	Sewage Ejector, Duplex	10 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Inaccessible	Inaccessible	Inaccessible	2009			\$7,880	2034
6	9219200	D2060	Air Compressor	Tank-Style	25 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Powerex	AD0754C2	(H) 7/18/2005 - 3053447 -95	2005			\$15,900	2028
7	9219125	D2060	Supplemental Components	Compressed Air Dryer, Process Support	25 CFM	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Johnson Controls	A- 4423-1	NPX10518	2005			\$5,600	2028

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D30 HVAC																
1	9219162	D3020	Boiler	Gas, HVAC	1750 MBH	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Burnham Corporation	AFW - 20950 C GR	18407	1988			\$50,800	2027
2	9219151	D3020	Boiler [Boiler 1]	Gas, HVAC	750 MBH	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	Fulton Pulse	PHW- 750	108765	2009			\$26,200	2039
3	9219154	D3020	Boiler [Boiler 2]	Gas, HVAC	750 MBH	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	Fulton Pulse	PHW- 750	108765	2009			\$26,200	2039
4	9219160	D3020	Boiler [Boiler 3]	Gas, HVAC	750 MBH	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	Fulton Pulse	PHI - 750	108759	2009			\$26,200	2039
5	9219180	D3020	Boiler [Boiler#1]	Gas, HVAC	1750 MBH	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Burnham	AFW-20950G-GPLB	18000	1988			\$50,800	2027
6	9219066	D3020	Heat Exchanger	Shell & Tube, HVAC	75 GPM	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	McQuay	135111111	31147 A	2005			\$18,000	2040
7	9219112	D3020	Heat Exchanger [HX-1]	Plate & Frame, HVAC	25 GPM	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Alfa Laval	M10-BFG)	30111-98045	2009			\$8,200	2044
8	9222590	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Replace	East Silver Spring Elementary School / Main Building	Hallways & Common Areas				2013		12	\$9,600	2043
9	9219091	D3020	Unit Heater	Hydronic	8 MBH	Replace	East Silver Spring Elementary School / Main Building	Mechanical Room	Steriling	HS-036	G0900934676003001	2009			\$1,100	2029
10	9219222	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	120 GAL	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Manchester Tank	302753	C7180.6781499	2005			\$4,400	2045
11	9219085	D3030	Chiller	Air-Cooled	90 TON	Replace	East Silver Spring Elementary School / Main Building	Mechanical Room	McQuay	AGZ090BW27-ER11	STNU050700059	2005			\$120,000	2030
12	9219103	D3030	Cooling Tower	Closed Circuit (Fluid Cooler)	90 TON	Replace	East Silver Spring Elementary School / Main Building	Mechanical Room	Evapco	USS 19-58	9-359581	2005			\$45,000	2030
13	9219108	D3030	Heat Pump	Water Source, 5 TON		Replace	East Silver Spring Elementary School / Main Building	Mechanical Room				2010		20	\$118,000	2030
14	9219113	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Replace	East Silver Spring Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-A17NA	Illegible	2004			\$2,300	2028
15	9219217	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	20 TON	Replace	East Silver Spring Elementary School / Main Building	Roof	Mitsubishi Electric	TTA240E400AA	1316235CTA	2013			\$37,800	2028
16	9219135	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Replace	East Silver Spring Elementary School / Main Building	Classrooms General				2009		26	\$192,400	2029
17	9219167	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	WEG	CC09A	1001258137	2010			\$13,600	2035
18	9219207	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Replace	East Silver Spring Elementary School / Main Building	New Boiler Room	WEG	CC029A	NA	2008			\$13,600	2033
19	9219134	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Armstrong	4000331-083	1974	2008			\$7,600	2033
20	9219190	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Armstrong	4000331-083	1980	2008			\$7,600	2033
21	9219149	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	U.S. Electrical Motors	AD77	J04-AD77-M	2004			\$6,100	2029

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
22	9219188	D3050	Pump	Distribution, HVAC Heating Water	5 HP	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	U.S. Electrical Motors	AD77	J04-AD77-M	2004			\$6,100	2029
23	9219170	D3050	Air Handler [AHU-1 MC]	Interior AHU, Easy/Moderate Access	2000 CFM	Replace	East Silver Spring Elementary School / Main Building	Old Boiler Room	Trane	CSAA014UAE00	K13E40701	2013			\$15,000	2038
24	9219064	D3050	Air Handler [DOAS-1]	Exterior AHU	9600 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Valent	VPRE-210-18C-25J-1 -1 DA	13277295	2013		3	\$176,400	2033
25	9219150	D3050	Air Handler [ERU-1]	Exterior AHU	3600 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-FP-FP.C.WS	1378-01-0409	2009			\$26,400	2029
26	9219086	D3050	Air Handler [ERU-2]	Exterior AHU	9600 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-FP-FP.C.WS	1378-02-0409	2009			\$58,800	2029
27	9222582	D3050	Fan Coil Unit	Hydronic Terminal	300 CFM	Replace	East Silver Spring Elementary School / Main Building	Hallways & Common Areas -Additions				2013		10	\$16,700	2033
28	9219219	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Replace	East Silver Spring Elementary School / Main Building	Roof	Valent	No dataplate	No dataplate	2013		3	\$60,000	2033
29	9219102	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	6 TON	Replace	East Silver Spring Elementary School / Main Building	Roof	AAON, Inc.	RM- 006 - 3 - 0 - EB09-329	200905 - AMGF48517	2009		3	\$45,000	2029
30	9219185	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Power Ventilator	XR 60	Illegible	1988			\$1,200	2028
31	9219127	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2004			\$1,200	2028
32	9219110	D3060	Exhaust Fan	Roof or Wall-Mounted, 36"Damper	10000 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Penn Ventilator Company	RP 752	No dataplate	2008			\$5,600	2028
33	9219145	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Penn Ventilator Company	DX06B	D09RZ62157	2009			\$1,200	2029
34	9219078	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 24" Damper	500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	PennBarry	DX06B	D09RZ62136	2009			\$3,000	2029
35	9219211	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 36"Damper	10000 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Greenheck	GB-210-5-X	13283073 1305	2013			\$5,600	2033
36	9219156	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 36"Damper	10000 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Greenheck	OD-2/40-5-X	328307 503: 0.5	2010			\$5,600	2030
37	9219224	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	Greenheck	15-359-6171	13283075 1305	2013			\$3,000	2033
38	9219177	D3060	Exhaust Fan [EH FAN #2]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2010			\$2,400	2030
39	9219195	D3060	Exhaust Fan [EXH. FAN.#3]	Roof or Wall-Mounted, 10" Damper	500 CFM	Replace	East Silver Spring Elementary School / Main Building	Roof	ILG Industries	Illegible	Illegible	2004			\$1,200	2028

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D40 Fire Protection																
1	9219072	D4010	Backflow Preventer	Fire Suppression	6 IN	Replace	East Silver Spring Elementary School / Main Building	Mechanical Room M-3	Watts Regulator	757	110196	2010			\$10,500	2040



Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D50 Electrical																
1	9219123	D5010	Generator	Gas or Gasoline	88 KVA	Replace	East Silver Spring Elementary School / Main Building	Mechanical Room	Generac	10988900200	2102497	2009			\$66,000	2034
2	9219205	D5010	Automatic Transfer Switch	ATS	100 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Generac	10988900100	99519	2010			\$8,500	2035
3	9219136	D5010	Automatic Transfer Switch	ATS	100 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Generac	10988900100	99518	2009			\$8,500	2034
4	9219088	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	3F3Y015CTP1	SERIES H	2009			\$6,000	2039
5	9219182	D5020	Secondary Transformer	Dry, Stepdown	400 KVA	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	3F3Y075CTP1	Series H	2009			\$10,000	2039
6	9219063	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	3F3Y030CTP1	Series H	2009			\$6,700	2039
7	9219187	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	3F3Y075CTP1	SERIES H	2009			\$10,000	2039
8	9219079	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	3F3Y075CTP1	SERIES H	2009			\$10,000	2039
9	9219116	D5020	Switchboard	277/480 V	1600 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	SB3 REV. A	3002194443-006001-02	2009			\$75,000	2049
10	9219223	D5020	Switchboard [SWITCHBOARD SWBD]	277/480 V	1600 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	SB3 REV. A.	3002194443-006000-01	2009			\$75,000	2049
11	9219171	D5020	Distribution Panel [H2A]	277/480 V	400 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	P1E30ML400CBS	3002194443	2009			\$5,300	2039
12	9219138	D5020	Distribution Panel [H2A]	277/480 V	400 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	P1E30ML400CTS	3002194443	2009			\$5,300	2039
13	9219070	D5020	Distribution Panel [HA]	277/480 V	1600 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	P1E42ML400CBS	3002194443	2009			\$5,300	2039
14	9219196	D5020	Distribution Panel [HA]	277/480 V	1600 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	P1E42ML400CTS	3002194443	2009			\$5,300	2039
15	9219212	D5020	Distribution Panel [HIA]	277/480 V	400 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	P1E42ML400CBS	3002194443	2009			\$5,300	2039
16	9219107	D5020	Distribution Panel [HIA]	277/480 V	400 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room Q-2	Siemens	P1E42ML400CTS	3002194443	2009			\$5,300	2039
17	9219158	D5020	Distribution Panel [MDP]	277/480 V	800 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	P4E90ML800FTS	3002194443	2009			\$10,000	2039
18	9219067	D5020	Distribution Panel [MH]	277/480 V	1600 AMP	Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Siemens	P4E60ML800FBS	3002194443	2009			\$10,000	2039
19	9219099	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	20 HP	Replace/Install	East Silver Spring Elementary School / Main Building	New Boiler Room	ABB	Inaccessible	Inaccessible	2010			\$10,000	2030
20	9219111	D5030	Variable Frequency Drive [P-2]	VFD, by HP of Motor	20 HP	Replace/Install	East Silver Spring Elementary School / Main Building	New Boiler Room	ABB	Inaccessible	Inaccessible	2010			\$10,000	2030
21	9219193	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Replace	East Silver Spring Elementary School / Main Building	Gymnasium				2023		12	\$20,400	2043

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D70 Electronic Safety & Security																
1	9219106	D7050	Fire Alarm Panel	Fully Addressable		Replace	East Silver Spring Elementary School / Main Building	Electrical room S-3	Honeywell	NFS2-3030(E)		2009			\$15,000	2028

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D80 Integrated Automation																
1	9222603	D8010	BAS/HVAC Controls	DDC Host Computer		Replace	East Silver Spring Elementary School / Main Building	Mechanical Room				2010			\$5,000	2028

Index	ID	UFCODE	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
E10 Equipment																
1	9222606	E1030	Foodservice Equipment	Convection Oven, Double		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2020			\$8,280	2030
2	9222551	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Delfield	TG - 1826H	1405150084343	2014			\$5,700	2029
3	9222546	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co	570185	8602061	2002			\$5,100	2028
4	9222554	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Nor-Lake	NF522SSS/0	07081597	2007			\$5,100	2028
5	9222542	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	PF48-1AS	7125963	2002			\$5,100	2028
6	9222598	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT - 60	1405150001842	2014			\$4,700	2029
7	9222591	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58-1-W	570185	2002			\$2,700	2028
8	9222586	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co	TR2R-2S	1-4455912	2006			\$4,600	2028
9	9222559	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co	TR2R-25	4053524	2005			\$4,600	2028
10	9222595	E1030	Foodservice Equipment	Sink, 2-Bowl		Replace	East Silver Spring Elementary School / Main Building	Commercial Kitchen				1988			\$2,100	2028
11	9222604	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Replace	East Silver Spring Elementary School / Main Building	Throughout Building				2022			\$1,500	2032