



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Fallsmead Elementary School
1800 Greenplace Terrace
Rockville, MD 20850

PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, MD 21043

800.733.0660

www.bvna.com

BV CONTACT:

Bill Champion

Senior Program Manager

443.622.5067

Bill.Champion@bureauveritas.com

BV PROJECT #:

172559.25R000-041.354

DATE OF REPORT:

April 10, 2026

ON SITE DATE:

December 3, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | 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	3
Facility Condition Index (FCI) Depleted Value	4
Immediate Needs.....	5
Key Findings	6
Plan Types.....	7
2. Building Information	8
3. Site Summary	11
4. ADA Accessibility	13
5. Purpose and Scope	15
6. Opinions of Probable Costs	17
Methodology	17
Definitions	18
7. Certification	19
8. Appendices	20



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1800 Greenplace Terrace, Rockville, MD 20850
Site Developed	1974, expansion 2008
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 3, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Charles Anderson, Building Service Manager, 240.740.3545
Assessment & Report Prepared By	Christopher Mosley
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The elementary school campus was originally developed in 1974, with a significant addition completed in 2008. Since the 2008 expansion, the facility has undergone several incremental improvements, including comprehensive restroom updates, installation of new light fixtures, and various capital improvement projects.

Architectural

Due to good maintenance practices, the elementary school campus appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise brick and aluminum siding with double-paned aluminum windows, complemented by a roof replaced in 2013 featuring built-up and modified bituminous finishes. Interior finishes are generally in fair condition and have been replaced incrementally as needed. However, the VCT flooring in the kitchen and other isolated areas exhibits chipping and breakage, while the wood flooring on the stage is nearing the end of its anticipated lifecycle, with recommended refinishing. A significant operational challenge is the facility's insufficient storage space, with electrical closets being repurposed for storage, potentially compromising both storage efficiency and electrical safety. Typical roof, exterior, and interior finish replacements are budgeted and anticipated based on normal wear

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC infrastructure demonstrating varied age characteristics between 2008 and 2022. The HVAC equipment comprises a comprehensive system including cooling towers, chiller, boilers, water source heat pumps, and fan coil units, complemented by rooftop air handlers, package units, and split system heat pumps. The plumbing system is reportedly adequate, with recent restroom updates and hot water distribution provided by gas water heaters located in boiler rooms. Electrical systems offer generally satisfactory service, though the main switchboard in the old boiler room is antiquated and may require imminent replacement. An exterior gas generator provides emergency power across the campus. A facility-wide fire suppression and fire alarm system adequately serves the entire facility, with ongoing routine maintenance of MEPF equipment recommended to ensure continued operational reliability and performance.

Site

Site maintenance appears to be exceptional, with site improvements and landscaping generally in good condition. The roadways, parking lots, and sidewalks, repaved in 2008, reflect a commitment to infrastructure upkeep. A notable concern involves the hill located on the east boundary line, which has been reported as unsafe to maintain. Additionally, the site drain near the baseball field is obstructed by dirt accumulation, prompting the inclusion of a comprehensive study to investigate and address this drainage issue.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with site drainage

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 0.436541.

Immediate Needs

There are no immediate needs to report.



Key Findings



Interior Construction in Poor condition.

any type, Repairs per Man-Day
 Fallsmead Elementary School Fallsmead
 Elementary School Commercial Kitchen

Uniformat Code: C1010
 Recommendation: **Repair in 2026**

Priority Score: **84.9**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$2,200

\$\$\$\$

Cost allowance for broken VCT - AssetCALC ID: 10069786



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
 Site Fallsmead Elementary School Site
 General

Uniformat Code: P2030
 Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$7,000

\$\$\$\$

It was reported that the drain is continuously covered in dirt. - AssetCALC ID: 10069875



Landscaping in Poor condition.

Lawns & Grounds, Re-Establishment
 Site Fallsmead Elementary School Site

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

Priority Score: **81.9**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$10,600

\$\$\$\$

It was reported that the hill is too steep to maintain. - AssetCALC ID: 10069884



Playfield Surfaces

Rubber, Poured-in-Place
 Site Fallsmead Elementary School Site

Uniformat Code: G2050
 Recommendation: **Replace in 2027**

Priority Score: **55.8**
 Plan Type:
 Retrofit/Adaptation
 Cost Estimate: \$163,800

\$\$\$\$

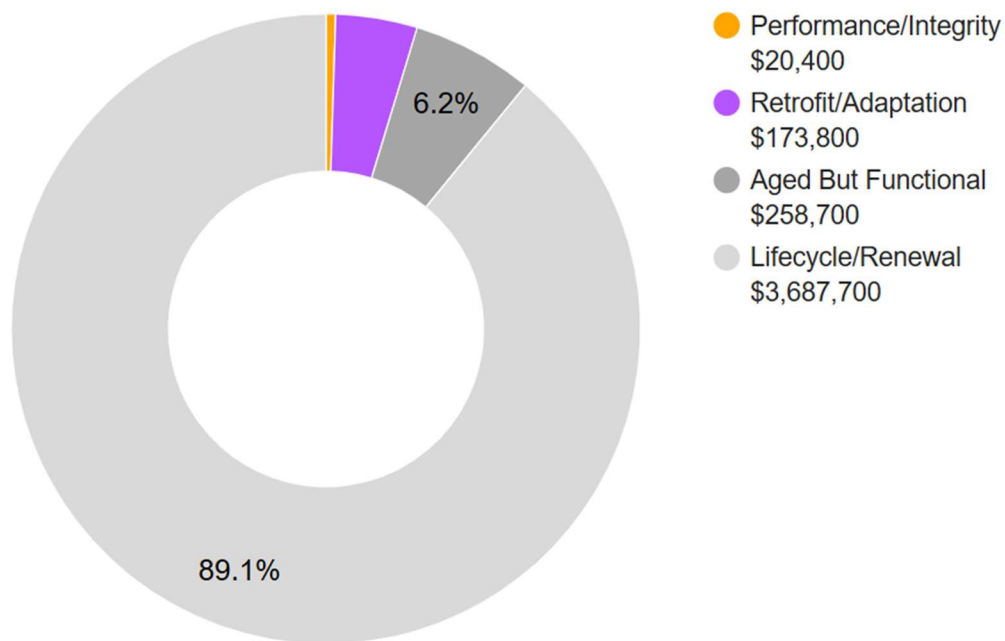
The current surface is not ideal - AssetCALC ID: 10069887

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$4,140,600

2. Building Information



Main Building : Systems Summary		
Address	1800 Greenplace Terrace; Rockville MD	
GPS Coordinates	39° 4' 40.3907' N , 77° 10' 35.9292" W	
Constructed/Renovated	1974, upgrades 2008	
Building Area	67,472 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Aluminum Siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Domed construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--

Main Building : Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers, and cooling towers feeding fan coil ,cabinet terminal units and water source heat pumps Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED and HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	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.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$5,600	\$285,600	\$237,400	\$528,600
Roofing	-	-	-	\$341,400	\$846,000	\$1,187,400
Interiors	-	\$2,300	\$93,700	\$932,000	\$1,130,200	\$2,158,200
Plumbing	-	-	\$4,300	\$43,300	\$850,100	\$897,700
HVAC	-	-	\$198,500	\$138,200	\$1,745,400	\$2,082,100
Fire Protection	-	-	-	-	\$142,800	\$142,800
Electrical	-	-	-	\$351,800	\$920,000	\$1,271,800
Fire Alarm & Electronic Systems	-	-	-	\$821,400	-	\$821,400
Equipment & Furnishings	-	-	\$53,800	\$134,200	\$233,200	\$421,200
Site Utilities	-	-	-	\$9,800	-	\$9,800
TOTALS (3% inflation)	-	\$2,300	\$355,900	\$3,057,700	\$6,105,100	\$9,521,000

3. Site Summary



Site Information		
Site Area	8.93 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Severe site slopes along east boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--



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	The drain is in poor condition. The site drain near the baseball field is covered with dirt. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$184,700	-	\$115,800	\$467,600	\$768,100
Site Pavement	-	-	\$24,700	\$251,200	\$107,800	\$383,700
Site Utilities	-	-	-	\$141,100	-	\$141,100
Follow-up Studies	-	\$7,200	-	-	-	\$7,200
TOTALS (3% inflation)	-	\$191,900	\$24,700	\$508,100	\$575,400	\$1,300,100

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	1974 / 2008	No	No
Main Building	1974 / 2008	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Fallsmead Elementary School, 1800 Greenplace Terrace, Rockville, MD 20850, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

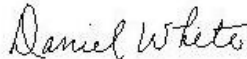
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Christopher Mosley
Project Assessor

Reviewed by:



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

8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site and Floor 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 - PRIMARY ROOF OVERVIEW



6 - SECONDARY ROOF OVERVIEW



Photographic Overview



7 - MAIN OFFICE



8 - OFFICE



9 - HALLWAY



10 - HALLWAY



11 - CLASSROOM



12 - CLASSROOM



Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



15 - GYMNASIUM



16 - LIBRARY



17 - BREAK ROOM



18 - CAFETERIA



Photographic Overview



19 - PLUMBING FIXTURES



20 - WATER HEATER



21 - NEW BOILER ROOM



22 - OLD BOILER ROOM



23 - FIRE ALARM PANEL



24 - ELECTRICAL SYSTEM

Photographic Overview



25 - ELECTRICAL ROOM



26 - GENERATOR



27 - INTERIOR HVAC



28 - ROOFTOP HVAC



29 - DRIVEWAY



30 - PARKING OVERVIEW



Photographic Overview



31 - WALKWAY



32 - PLAYGROUND



33 - BASKETBALL COURT



34 - BASEBALL FIELD



35 - GENERAL LANDSCAPING





36 - PROPERTY SIGNAGE



Appendix B: Site and Floor Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	172559.25R000-041.354	Fallsmead Elementary School	
	Source	On-Site Date	
	Google	December 3, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Fallsmead Elementary School
Name of person completing form: Charles Anderson
Title / Association with property: BSM
Length of time associated w/ property: 18 yrs
Date Completed: 1974
Phone Number: 2407403545
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 / renovated	Constructed:1974		Renovated:2008
2	Building size in SF	36,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		Not sure
		Roof	2013	Replaced roofing
		Interiors	2020	Half of building new LED lighting
		HVAC	2020	All HVAC has been replaced
		Electrical	2020	Power box was changed in old boiler rm
		Site Pavement	2008	New pavement was done
		Accessibility		Not sure
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New roofing New HVAC system New boilers in boiler rm #2 New light fixtures LED lighting in 50% of building Updated all bathrooms		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Not sure		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Fallsmead need storage space		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				Never had pipe leaks until Fallsmead received new HVAC system and piping , and condensate leaks
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Yes I always have problems with Zone 6
14	Is the electrical service outdated, undersized, or problematic?	X				
15	Are there any problems or inadequacies with exterior lighting?		X			Just wish Fallsmead had a light pole back of building
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			BSM is cutting hill next to road and BSM falls or trip on the hill very dangerous . MCPS need to find a better safe way of cutting the hill
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			Since 2008
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?	X				Field area, Gym, Daycare

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Fallsmead Elementary School

BV Project Number: 172559.25R000-041.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2008
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



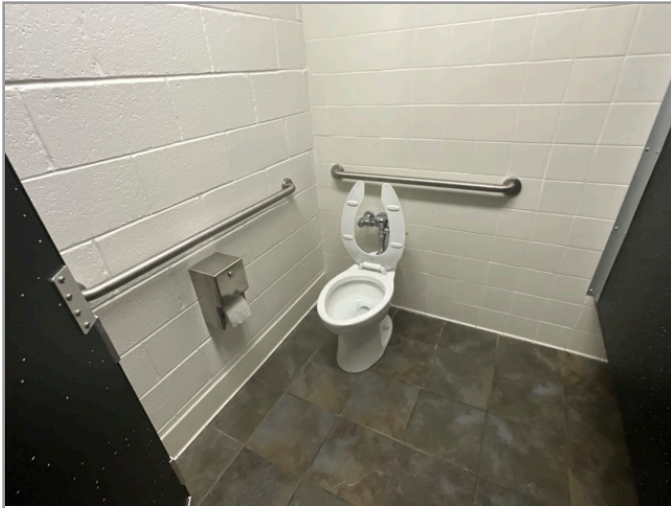
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	67,472 SF	50	10069683
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	67,472 SF	50	10069701
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	11,500 SF	10	10069784
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	1,600 SF	15	10069666
B2020	Building Exterior	Fair	Glazing, any type by SF	3,300 SF	10	10069788
B2020	Throughout Building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	4	5	10069670
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	10	10069713
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	20	10069656
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	20	20	10069767
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	41,150 SF	13	10069809
B3010	Roof	Fair	Roofing, Modified Bitumen	25,400 SF	10	10069795
Interiors						
C1010	Commercial Kitchen	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	2	0	10069786
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	23	10069748
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	50	15	10069801
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	15	23	10069728
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	60,800 SF	10	10069697
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30	10	10069792
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	20,200 SF	20	10069749
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	5,100 SF	8	10069710
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	70,800 SF	6	10069706

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	5,100 SF	10	10069745
C2030	Commercial Kitchen	Fair	Flooring, Ceramic Tile	3,400 SF	15	10069686
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	3,400 SF	3	10069715
C2030	Restrooms	Fair	Flooring, Ceramic Tile	10,100 SF	25	10069662
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	6,800 SF	5	10069804
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	40,500 SF	9	10069675
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	3,400 SF	6	10069705
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,800 SF	5	10069720
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	14	10069707
D2010	Old Boiler Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	10	10069759
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	10069726
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	16	10069752
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	8	10069665
D2010	N-1	Fair	Pump, Circulation, Domestic Water, .75 HP	1	8	10069782
D2010	N-1	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	18	10069736
D2010	Old Boiler Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	8	10069663
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	10069704
D2010	Restrooms	Fair	Urinal, Standard	6	15	10069810
D2010	Old Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	10	10069722
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	16	10069659
D2010	N-1	Fair	Pump, Circulation, Domestic Water, .75 HP	1	8	10069805
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	12	10069691
D2010	N-1	Fair	Backflow Preventer, Domestic Water, 1 IN	1	10	10069753
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	2	12	10069735

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	67,472 SF	20	10069671
D2060	Old Boiler Room	Good	Air Compressor, Tank-Style, 2 HP	1	15	10069682
HVAC						
D3020	N-1	Fair	Boiler, Gas, HVAC, 1000 MBH [2]	1	18	10069768
D3020	N-1	Fair	Heat Exchanger, Plate & Frame, HVAC, 26 GPM	1	18	10069772
D3020	Gym Pod	Good	Unit Heater, Hydronic, 72 MBH	1	17	10069655
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	5	15	10069787
D3020	Old Boiler Room	Fair	Boiler, Gas, HVAC, 1000 MBH	1	16	10069703
D3020	Old Boiler Room	Fair	Boiler, Gas, HVAC, 1000 MBH	1	16	10069657
D3020	N-1	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	10069799
D3020	Old Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	7	10069811
D3020	N-1	Fair	Boiler, Gas, HVAC, 1000 MBH [1]	1	18	10069774
D3030	Old Boiler Room	Fair	Chiller, Water-Cooled, 113 TON [WCCH-1]	1	11	10069773
D3030	N-23	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-4]	1	5	10069723
D3030	N-11	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HP-C-16]	1	5	10069673
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	5	10069764
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 9 TON [CU -1]	1	12	10069702
D3030	N-26	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HP-F-1]	1	5	10069754
D3030	N-12	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-1]	1	5	10069791
D3030	N-26	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-6]	1	5	10069669
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 13 TON [CU - 2]	1	12	10069668
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 105 TON	1	3	10069808
D3030	N-3	Fair	Heat Pump, Water Source, 5 TON, 5 TON	1	5	10069690
D3030	N-23	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-5]	1	5	10069766
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 12 TON [VRV-T]	1	12	10069758

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 120 TON [CT -1]	1	8	10069725
D3030	N-3	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON	1	5	10069708
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 12 TON [VRV-G]	1	15	10069687
D3030	N-20	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP-D-10]	1	5	10069721
D3030	N-20	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-3]	1	5	10069681
D3030	N-18	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP-A-2]	1	5	10069679
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 12 TON	1	12	10069776
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 12 TON	1	12	10069685
D3050	Roof	Good	Air Handler, Exterior AHU, 8500 CFM [RTU-2]	1	17	10069738
D3050	N-1	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-2]	1	8	10069742
D3050	N-1	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-3]	1	8	10069719
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-2]	1	12	10069760
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access, 7000 CFM [RTU-1]	1	27	10069747
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON	1	17	10069692
D3050	N-1	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-4]	1	8	10069653
D3050	Gym Pod	Good	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM [AC-2]	1	27	10069734
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON	1	17	10069664
D3050	Gym Pod	Good	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM [AC-1]	1	27	10069796
D3050	N-1	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-1]	1	8	10069780
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON	1	17	10069717
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-1]	1	12	10069781
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	67,472 SF	20	10069689
D3050	Old Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	10	10069727
D3050	Roof	Fair	Air Handler, Exterior AHU, 9700 CFM	1	5	10069688
D3050	Commercial Kitchen	Good	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [AHU - 1K]	1	25	10069762

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	67,472 SF	25	10069797
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON	1	17	10069751
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF -4]	1	7	10069771
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	17	10069755
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF -7]	1	8	10069763
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF -9K]	1	17	10069789
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF -5]	1	7	10069740
Fire Protection						
D4010	Sprinkler room	Fair	Supplemental Components, Fire Riser, Dry, 6 IN	1	20	10069698
D4010	Sprinkler room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	10069716
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	67,472 SF	12	10069658
Electrical						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 125 KW	1	8	10069765
D5010	N-1	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS 1]	1	8	10069769
D5010	N-1	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS 2]	1	8	10069709
D5020	N-10	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	13	10069775
D5020	Old Boiler Room	Fair	Switchboard, 277/480 V, 1200 AMP	1	8	10069743
D5020	N-1	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	13	10069700
D5020	N-1	Fair	Distribution Panel, 277/480 V, 400 AMP [MDPN]	1	13	10069712
D5020	Gym Pod	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSF. 6]	1	15	10069699
D5020	Old Boiler Room	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL B]	1	10	10069770
D5020	N-1	Fair	Distribution Panel, 277/480 V, 400 AMP [HE]	1	13	10069714
D5020	Old Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSF. 5]	1	10	10069677
D5020	N-10	Fair	Distribution Panel, 277/480 V, 400 AMP	1	13	10069676
D5020	N-10	Fair	Distribution Panel, 277/480 V, 400 AMP	1	13	10069732

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	N-10	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	13	10069739
D5030	N-1	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD 2]	1	10	10069798
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	67,472 SF	15	10069737
D5030	Old Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	10	10069672
D5030	Old Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	10	10069652
D5030	N-1	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD 1]	1	10	10069802
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	67,472 SF	6	10069746
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	18	10	10069733
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	67,472 SF	14	10069777
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	67,472 SF	10	10069680
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	67,472 SF	7	10069744
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	67,472 SF	10	10069783
D7050	Building Service Office	Good	Fire Alarm Panel, Fully Addressable	1	10	10069778
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	67,472 SF	8	10069793
Equipment & Furnishings						
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	17	10069696
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator [COOLER]	1	17	10069785
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	10069794
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	10069654
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [1]	1	12	10069695
E1030	Multi-Purpose Room	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	5	10	10069806
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer [1]	1	17	10069684
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	10	10069761
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10069800

Component Condition Report | Fallsmead Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10069741
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10069729
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer [2]	1	12	10069674
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	4	10069678
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	17	10069803
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10069694
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	10069807
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	10069750
E1030	Kitchen	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	8	10069661
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	5	15	10069693
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	7	10069757
E2010	Faculty Break Rooms	Fair	Casework, Countertop, Plastic Laminate	20 LF	7	10069711
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	30 LF	8	10069667
E2010	Faculty Break Rooms	Fair	Casework, Cabinetry, Standard	15 LF	10	10069756
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	40 LF	8	10069660
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	80 LF	5	10069779
E2010	Copy room	Fair	Casework, Cabinetry, Standard	20 LF	10	10069731
E2010	Library	Fair	Casework, Cabinetry, Standard	20 LF	10	10069730
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	15	8	10069724
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	4	10	10069718

Component Condition Report | Fallsmead Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						

Component Condition Report | Fallsmead Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,206 SF	8	10069876
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,206 SF	3	10069886
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	20	10069873
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	10069878
G2050	Site	NA	Playfield Surfaces, Rubber, Poured-in-Place	6,300 SF	2	10069887
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	10069888
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,100 SF	10	10069879
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	16	12	10069880
G2050	Site	Fair	Play Structure, Multipurpose, Medium	3	12	10069882
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	24	10069874
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	175 LF	20	10069872
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	10	10069883
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,400 SF	20	10069881
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	10069877
G2080	Site	Poor	Landscaping, Lawns & Grounds, Re-Establishment, Repair	3,300 SF	1	10069884
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 WATT, Replace/Install	15	10	10069885
Follow-up Studies						
P2030	Site General	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	10069875

Appendix F: Replacement Reserves

Replacement Reserves Report



3/9/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate				
D3020	Old Boiler Room	10069703	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$33,800.00	\$33,800																						\$33,800	\$33,800			
D3020	Old Boiler Room	10069657	Boiler, Gas, HVAC, Replace	30	14	16	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800		
D3020	N-1	10069768	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800		
D3020	N-1	10069772	Heat Exchanger, Plate & Frame, HVAC, Replace	35	17	18	1	EA	\$11,400.00	\$11,400																							\$11,400	\$11,400		
D3020	N-1	10069774	Boiler, Gas, HVAC, Replace	30	12	18	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800		
D3020	Throughout Building	10069787	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	15	15	5	EA	\$800.00	\$4,000																							\$4,000	\$4,000		
D3020	Gym Pod	10069655	Unit Heater, Hydronic, Replace	20	3	17	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100		
D3020	Old Boiler Room	10069811	Boiler Supplemental Components, Chemical Feed System, Replace	15	8	7	1	EA	\$11,700.00	\$11,700								\$11,700																\$11,700	\$11,700	
D3020	N-1	10069799	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	\$11,700.00	\$11,700									\$11,700															\$11,700	\$11,700	
D3030	Building Exterior	10069808	Cooling Tower, (Typical) Open Circuit, Replace	25	22	3	1	EA	\$46,700.00	\$46,700				\$46,700																				\$46,700	\$46,700	
D3030	Building Exterior	10069725	Cooling Tower, (Typical) Open Circuit, Replace	25	17	8	1	EA	\$46,700.00	\$46,700									\$46,700															\$46,700	\$46,700	
D3030	Old Boiler Room	10069773	Chiller, Water-Cooled, Replace	25	14	11	1	EA	\$150,000.00	\$150,000												\$150,000												\$150,000	\$150,000	
D3030	N-23	10069723	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-11	10069673	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	Roof	10069764	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$3,500.00	\$3,500						\$3,500																\$3,500	\$7,000			
D3030	N-26	10069754	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-12	10069791	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-26	10069669	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-3	10069690	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-23	10069766	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-3	10069708	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-20	10069721	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-20	10069681	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	N-18	10069679	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	\$5,900.00	\$5,900						\$5,900																		\$5,900	\$5,900	
D3030	Roof	10069702	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	\$17,200.00	\$17,200													\$17,200												\$17,200	\$17,200
D3030	Roof	10069668	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	\$25,300.00	\$25,300													\$25,300												\$25,300	\$25,300
D3030	Roof	10069758	Heat Pump, Var Refrig Vol (VRV), Replace	15	3	12	1	EA	\$55,000.00	\$55,000													\$55,000												\$55,000	\$55,000
D3030	Roof	10069776	Heat Pump, Var Refrig Vol (VRV), Replace	15	3	12	1	EA	\$55,000.00	\$55,000													\$55,000												\$55,000	\$55,000
D3030	Roof	10069685	Heat Pump, Var Refrig Vol (VRV), Replace	15	3	12	1	EA	\$55,000.00	\$55,000													\$55,000												\$55,000	\$55,000
D3030	Roof	10069687	Heat Pump, Var Refrig Vol (VRV), Replace	15	0	15	1	EA	\$55,000.00	\$55,000																								\$55,000	\$55,000	
D3050	N-1	10069742	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$6,800.00	\$6,800									\$6,800																\$6,800	\$6,800
D3050	N-1	10069719	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$6,500.00	\$6,500									\$6,500																\$6,500	\$6,500
D3050	N-1	10069653	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$6,500.00	\$6,500									\$6,500																\$6,500	\$6,500
D3050	N-1	10069780	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	17	8	1	EA	\$6,800.00	\$6,800									\$6,800																\$6,800	\$6,800
D3050	Old Boiler Room	10069727	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	15	10	1	EA	\$6,500.00	\$6,500											\$6,500														\$6,500	\$6,500
D3050	Old Boiler Room	10069760	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500												\$6,500	\$6,500
D3050	Old Boiler Room	10069781	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,500.00	\$6,500													\$6,500												\$6,500	\$6,500
D3050	Throughout Building	10069689	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	67472	SF	\$5.00	\$337,360																							\$337,360	\$337,360		
D3050	Roof	10069688	Air Handler, Exterior AHU, Replace	20	15	5	1	EA	\$58,800.00	\$58,800						\$58,800																			\$58,800	\$58,800
D3050	Roof	10069738	Air Handler, Exterior AHU, Replace	20	3	17	1	EA	\$58,800.00	\$58,800																								\$58,800	\$58,800	
D3050	Roof	10069692	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000	
D3050	Roof	10069664	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000	
D3050	Roof	10069717	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000	
D3050	Roof	10069751	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																								\$25,000	\$25,000	
D3060	Roof	10069771	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400									\$2,400																\$2,400	\$2,400
D3060	Roof	10069740																																		

Replacement Reserves Report



3/9/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D4010	Sprinkler room	10069698	Supplemental Components, Fire Riser, Dry, Replace	40	20	20	1	EA	\$13,000.00	\$13,000																					\$13,000	\$13,000
D5010	Building Exterior	10069765	Generator, Gas or Gasoline, Replace	25	17	8	1	EA	\$82,000.00	\$82,000									\$82,000													\$82,000
D5010	N-1	10069769	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	\$12,000.00	\$12,000									\$12,000													\$12,000
D5010	N-1	10069709	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	\$12,000.00	\$12,000									\$12,000													\$12,000
D5020	Old Boiler Room	10069743	Switchboard, 277/480 V, Replace	40	32	8	1	EA	\$52,000.00	\$52,000									\$52,000													\$52,000
D5020	Old Boiler Room	10069677	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
D5020	N-10	10069775	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$7,600.00	\$7,600															\$7,600							\$7,600
D5020	N-1	10069700	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,000.00	\$6,000															\$6,000							\$6,000
D5020	N-10	10069739	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	\$6,700.00	\$6,700															\$6,700							\$6,700
D5020	Gym Pod	10069699	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$10,000.00	\$10,000															\$10,000							\$10,000
D5020	Old Boiler Room	10069770	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$5,300.00	\$5,300											\$5,300											\$5,300
D5020	N-1	10069712	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300															\$5,300							\$5,300
D5020	N-1	10069714	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300															\$5,300							\$5,300
D5020	N-10	10069676	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300															\$5,300							\$5,300
D5020	N-10	10069732	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	\$5,300.00	\$5,300															\$5,300							\$5,300
D5030	Throughout Building	10069737	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	67472	SF	\$2.50	\$168,680																\$168,680						\$168,680
D5030	N-1	10069798	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$7,000.00	\$7,000											\$7,000											\$7,000
D5030	Old Boiler Room	10069672	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$7,000.00	\$7,000											\$7,000											\$7,000
D5030	Old Boiler Room	10069652	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$7,000.00	\$7,000											\$7,000											\$7,000
D5030	N-1	10069802	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	\$7,000.00	\$7,000											\$7,000											\$7,000
D5040	Throughout Building	10069746	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	67472	SF	\$0.65	\$43,857																\$43,857						\$43,857
D5040	Gymnasium	10069733	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	10	10	18	EA	\$1,700.00	\$30,600											\$30,600											\$30,600
D5040	Throughout Building	10069777	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	6	14	67472	SF	\$5.00	\$337,360															\$337,360							\$337,360
D6060	Throughout Building	10069680	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	67472	SF	\$1.65	\$111,329											\$111,329											\$111,329
D7030	Throughout Building	10069744	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	67472	SF	\$2.00	\$134,944																						\$134,944
D7050	Throughout Building	10069783	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	67472	SF	\$3.00	\$202,416															\$202,416							\$202,416
D7050	Building Service Office	10069778	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,000											\$15,000											\$15,000
D8010	Throughout Building	10069793	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	67472	SF	\$2.50	\$168,680											\$168,680											\$168,680
E1030	Kitchen	10069678	Foodservice Equipment, Food Puree, Replace	10	6	4	1	EA	\$2,000.00	\$2,000					\$2,000										\$2,000							\$4,000
E1030	Kitchen	10069800	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280						\$16,560
E1030	Kitchen	10069741	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$3,300						\$3,300													\$3,300			\$6,600
E1030	Kitchen	10069729	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600													\$3,600			\$7,200
E1030	Kitchen	10069694	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$3,300						\$3,300													\$3,300			\$6,600
E1030	Kitchen	10069807	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	\$2,000.00	\$2,000						\$2,000										\$2,000						\$4,000
E1030	Kitchen	10069794	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700
E1030	Kitchen	10069661	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	12	8	1	EA	\$13,000.00	\$13,000										\$13,000												\$13,000
E1030	Kitchen	10069654	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
E1030	Multi-Purpose Room	10069806	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	10	10	5	EA	\$7,000.00	\$35,000											\$35,000											\$35,000
E1030	Kitchen	10069761	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	20	10	1	EA	\$1,600.00	\$1,600											\$1,600											\$1,600
E1030	Roof	10069695	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300														\$6,300								\$6,300
E1030	Roof	10069674	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300														\$6,300								\$6,300
E1030	Kitchen	10069750	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600														\$4,600								\$4,600
E1030	Kitchen	10069696	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000
E1030	Kitchen	10069785	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																		\$15,000				\$15,000
E1030	Kitchen	10069684	Foodservice Equipment, Walk-In, Freezer, Replace	20	3	17	1	EA	\$25,000.00	\$25,000																		\$25,000				\$25,000
E1030	Kitchen	10069803	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	3	17	1	EA	\$15,000.00	\$15,000																		\$15,000				\$15,000
E1070	Cafeteria	10069757	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	8	7	300	SF	\$13.00	\$3,900																						\$3,900
E1070	Gymnasium	10069693	Basketball Backboard, Ceiling-Mounted, Fixed	30	15	15	5	EA	\$5,000.00	\$25,000																\$25,000						\$25,000
E2010	Classrooms General	10069779	Casework, Cabinetry, Standard, Replace	20	15	5	80	LF	\$300.00	\$24,000																						

Replacement Reserves Report



3/9/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Library	10069660	Library Shelving, Single-Faced, up to 90" Height, Replace	20	12	8	40	LF	\$330.00	\$13,200									\$13,200												\$13,200	
E2010	Faculty Break Rooms	10069756	Casework, Cabinetry, Standard, Replace	20	10	10	15	LF	\$300.00	\$4,500											\$4,500										\$4,500	
E2010	Copy room	10069731	Casework, Cabinetry, Standard, Replace	20	10	10	20	LF	\$300.00	\$6,000											\$6,000										\$6,000	
E2010	Library	10069730	Casework, Cabinetry, Standard, Replace	20	10	10	20	LF	\$300.00	\$6,000											\$6,000										\$6,000	
G4050	Building Exterior	10069724	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	12	8	15	EA	\$400.00	\$6,000										\$6,000											\$6,000	
G4050	Building Exterior	10069718	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	10	10	4	EA	\$400.00	\$1,600											\$1,600										\$1,600	
Totals, Unescalated											\$0	\$2,200	\$0	\$61,700	\$2,000	\$246,880	\$168,757	\$156,344	\$558,760	\$202,500	\$1,258,935	\$150,000	\$329,495	\$631,200	\$341,860	\$472,730	\$331,157	\$245,100	\$95,600	\$0	\$1,189,220	\$6,444,437
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$2,266	\$0	\$67,421	\$2,251	\$286,202	\$201,504	\$192,283	\$707,820	\$264,217	\$1,691,903	\$207,635	\$469,781	\$926,938	\$517,094	\$736,498	\$531,409	\$405,113	\$162,753	\$0	\$2,147,864	\$9,520,953

Fallsmead Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10069886	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	50206	SF	\$0.45	\$22,593				\$22,593					\$22,593													\$22,593
G2020	Site	10069876	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	17	8	50206	SF	\$3.50	\$175,721									\$175,721													\$175,721
G2030	Site	10069873	Sidewalk, Concrete, Small Areas/Sections, Replace	50	30	20	1000	SF	\$20.00	\$20,000																			\$20,000		\$20,000	
G2050	Site	10069878	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	\$4,750.00	\$19,000											\$19,000										\$19,000	
G2050	Site	10069888	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	2	EA	\$5,000.00	\$10,000											\$10,000										\$10,000	
G2050	Site	10069879	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	15100	SF	\$3.50	\$52,850											\$52,850										\$52,850	
G2050	Site	10069880	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	16	EA	\$120.00	\$1,920												\$1,920									\$1,920	
G2050	Site	10069887	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	18	2	6300	SF	\$26.00	\$163,800			\$163,800																		\$163,800	
G2050	Site	10069882	Play Structure, Multipurpose, Medium, Replace	20	8	12	3	EA	\$20,000.00	\$60,000												\$60,000									\$60,000	
G2060	Site	10069883	Park Bench, Metal Powder-Coated, Replace	20	10	10	4	EA	\$700.00	\$2,800											\$2,800										\$2,800	
G2060	Site	10069872	Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	175	LF	\$34.00	\$5,950																		\$5,950		\$5,950		
G2060	Site	10069877	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$1,500											\$1,500										\$1,500	
G2060	Site	10069881	Retaining Wall, Brick/Stone, Replace	40	20	20	1400	SF	\$140.00	\$196,000																		\$196,000		\$196,000		
G2080	Site	10069884	Landscaping, Lawns & Grounds, Re-Establishment, Repair	10	9	1	3300	SF	\$3.20	\$10,560		\$10,560									\$10,560										\$10,560	
G4050	Site	10069885	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	15	EA	\$7,000.00	\$105,000											\$105,000										\$105,000	
P2030	Site General	10069875	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	* 0	1	EA	\$7,000.00	\$7,000		\$7,000																			\$7,000	
Totals, Unescalated											\$0	\$17,560	\$163,800	\$22,593	\$0	\$0	\$0	\$0	\$198,314	\$0	\$191,150	\$10,560	\$61,920	\$22,593	\$0	\$0	\$0	\$0	\$22,593	\$0	\$221,950	\$933,032
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$18,087	\$173,775	\$24,688	\$0	\$0	\$0	\$0	\$251,218	\$0	\$256,890	\$14,618	\$88,283	\$33,178	\$0	\$0	\$0	\$0	\$38,463	\$0	\$400,866	\$1,300,065

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10069782	D2010	Pump	Circulation, Domestic Water	.75 HP	Fallsmead Elementary School / Main Building	N-1	Bell & Gossett	56A17D60F	NA			
2	10069805	D2010	Pump	Circulation, Domestic Water	.75 HP	Fallsmead Elementary School / Main Building	N-1	Bell & Gossett	56A17D60F	NA			
3	10069736	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Fallsmead Elementary School / Main Building	N-1	State Industries, Inc.	SUF-100-199-NE 300	2343136291526	2023		
4	10069722	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Fallsmead Elementary School / Main Building	Old Boiler Room	State Industries, Inc.	SBD100199NET 118	1142 M001922	2015		
5	10069759	D2010	Backflow Preventer	Domestic Water	1 IN	Fallsmead Elementary School / Main Building	Old Boiler Room	Watts Regulator	909M0D.C	80080			
6	10069663	D2010	Backflow Preventer	Domestic Water	1 IN	Fallsmead Elementary School / Main Building	Old Boiler Room	Watts Regulator	Inaccessible	Inaccessible			
7	10069753	D2010	Backflow Preventer	Domestic Water	1 IN	Fallsmead Elementary School / Main Building	N-1	Wilkins Zurn	909 QT	Illegible			
8	10069682	D2060	Air Compressor	Tank-Style	2 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	Quincy Compressor	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10069703	D3020	Boiler	Gas, HVAC	1000 MBH	Fallsmead Elementary School / Main Building	Old Boiler Room	HydroTherm	KN-10	KN-H-NET-M07-1416			
2	10069657	D3020	Boiler	Gas, HVAC	1000 MBH	Fallsmead Elementary School / Main Building	Old Boiler Room	HydroTherm	KN-10	KN-H-NET-M07-1415			
3	10069774	D3020	Boiler [1]	Gas, HVAC	1000 MBH	Fallsmead Elementary School / Main Building	N-1	Riello	AR 1000	Inaccessible			
4	10069768	D3020	Boiler [2]	Gas, HVAC	1000 MBH	Fallsmead Elementary School / Main Building	N-1	Riello	AR 10000	Inaccessible			
5	10069772	D3020	Heat Exchanger	Plate & Frame, HVAC	26 GPM	Fallsmead Elementary School / Main Building	N-1	Super Changer	GXD-026-L-5-KJ-45	SR 544	2008		
6	10069787	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Fallsmead Elementary School / Main Building	Throughout Building						5
7	10069655	D3020	Unit Heater	Hydronic	72 MBH	Fallsmead Elementary School / Main Building	Gym Pod	Sterling	HS-072	D2201859988002001	2022		
8	10069799	D3020	Boiler Supplemental Components	Chemical Feed System		Fallsmead Elementary School / Main Building	N-1	No dataplate	No dataplate	No dataplate			
9	10069811	D3020	Boiler Supplemental Components	Chemical Feed System		Fallsmead Elementary School / Main Building	Old Boiler Room	No dataplate	No dataplate	No dataplate			
10	10069773	D3030	Chiller [WCCH-1]	Water-Cooled	113 TON	Fallsmead Elementary School / Main Building	Old Boiler Room	McQuay	WGZ113CW27 ER10	STNU110300207	2011		
11	10069808	D3030	Cooling Tower	(Typical) Open Circuit	105 TON	Fallsmead Elementary School / Main Building	Building Exterior	BAC	VXT-105C	94101333			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10069725	D3030	Cooling Tower [CT-1]	(Typical) Open Circuit	120 TON	Fallsmead Elementary School / Main Building	Building Exterior	BAC	VT0-120-L	J0715601	2008		
13	10069776	D3030	Heat Pump	Var Refrig Vol (VRV)	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	REYQ144XAYDB	2204266348	2022		
14	10069685	D3030	Heat Pump	Var Refrig Vol (VRV)	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	REYQ144XAYDB	2204278380	2022		
15	10069690	D3030	Heat Pump	Water Source, 5 TON	5 TON	Fallsmead Elementary School / Main Building	N-3	FHP Manufacturing	No dataplate	No dataplate	2008		
16	10069708	D3030	Heat Pump	Water Source, 5 TON	3.5 TON	Fallsmead Elementary School / Main Building	N-3	FHP Manufacturing	EC042-4VTC	RC107836	2008		
17	10069791	D3030	Heat Pump [HP-A-1]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-12	FHP Manufacturing	EC036-4VTC	RC 107776	2008		
18	10069679	D3030	Heat Pump [HP-A-2]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-18	FHP Manufacturing	EC036-4VTC	RC107754	2008		
19	10069681	D3030	Heat Pump [HP-A-3]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-20	FHP Manufacturing	EC036-4VTC	RC107753	2008		
20	10069723	D3030	Heat Pump [HP-A-4]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-23	FHP Manufacturing	EC036-4VTC	RC 107777	2008		
21	10069766	D3030	Heat Pump [HP-A-5]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-23	FHP Manufacturing	EC036-4VTC	RC 107752	2008		
22	10069669	D3030	Heat Pump [HP-A-6]	Water Source, 5 TON	3 TON	Fallsmead Elementary School / Main Building	N-26	FHP Manufacturing	EC036-4VTC	RC107775	2008		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10069673	D3030	Heat Pump [HP-C-16]	Water Source, 5 TON	1.5 TON	Fallsmead Elementary School / Main Building	N-11	FHP Manufacturing	EC018-2VTC	RC 107742	2008		
24	10069721	D3030	Heat Pump [HP-D-10]	Water Source, 5 TON	5 TON	Fallsmead Elementary School / Main Building	N-20	FHP Manufacturing	EC060-4VTC	RC107855	2008		
25	10069754	D3030	Heat Pump [HP-F-1]	Water Source, 5 TON	2.5 TON	Fallsmead Elementary School / Main Building	N-26	FHP Manufacturing	EC030-2VTC	RG122140	2008		
26	10069687	D3030	Heat Pump [VRV-G]	Var Refrig Vol (VRV)	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	REYQ144XAYDB	2204278528			
27	10069758	D3030	Heat Pump [VRV-T]	Var Refrig Vol (VRV)	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	REYQ144XAYDB	2204270189	2022		
28	10069668	D3030	Split System [CU - 2]	Condensing Unit/Heat Pump	13 TON	Fallsmead Elementary School / Main Building	Roof	AAON, Inc.	CFA-013-B-A-3-DA00K	202206-CNCK13682	2022		
29	10069702	D3030	Split System [CU -1]	Condensing Unit/Heat Pump	9 TON	Fallsmead Elementary School / Main Building	Roof	AAON, Inc.	CFA-009-B-A-3-DA00K	202206-CNCG13681	2022		
30	10069764	D3030	Split System Ductless	Single Zone	1 TON	Fallsmead Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-A12NA	8000G81			
31	10069727	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	Armstrong	4X3X10	27815			
32	10069780	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	10 HP	Fallsmead Elementary School / Main Building	N-1	Bell & Gossett	NA	C064525-02080	2008		
33	10069781	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	No dataplate	No dataplate	No dataplate			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10069742	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	10 HP	Fallsmead Elementary School / Main Building	N-1	Bell & Gossett	NA	C064325,01 D80 HP	2008		
35	10069760	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	No dataplate	No dataplate	No dataplate			
36	10069719	D3050	Pump [P-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Fallsmead Elementary School / Main Building	N-1	No dataplate	No dataplate	No dataplate	2008		
37	10069653	D3050	Pump [P-4]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Fallsmead Elementary School / Main Building	N-1	Bell & Gossett	NA	C064524-02 E80	2008		
38	10069688	D3050	Air Handler	Exterior AHU	9700 CFM	Fallsmead Elementary School / Main Building	Roof	INNOVENT	E-LASER-2B-9700-WC/IP/FR/FC/VS-1-A	207161	2008		
39	10069796	D3050	Air Handler [AC-1]	Interior AHU, Easy/Moderate Access	6000 CFM	Fallsmead Elementary School / Main Building	Gym Pod	AAON, Inc.	Inaccessible	Inaccessible	2022		
40	10069734	D3050	Air Handler [AC-2]	Interior AHU, Easy/Moderate Access	6000 CFM	Fallsmead Elementary School / Main Building	Gym Pod	AAON, Inc.	V3-DRB-3-0-142D-000	202206-CJCD09377	2022		
41	10069762	D3050	Air Handler [AHU - 1K]	Interior AHU, Easy/Moderate Access	8000 CFM	Fallsmead Elementary School / Main Building	Commercial Kitchen	Daikin Industries	Inaccessible	Inaccessible	2020		
42	10069747	D3050	Air Handler [RTU-1]	Interior AHU, Easy/Moderate Access	7000 CFM	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	0AC014GBAM	FB0U220600264	2022		
43	10069738	D3050	Air Handler [RTU-2]	Exterior AHU	8500 CFM	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	OAC017GBAM	FB0U220600265	2022		
44	10069692	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMG4DC-4	FB0U220600651	2022		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10069664	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMG4DC-4	FB0U220600274	2022		
46	10069717	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMG4DC-4	FB0U220600407	2022		
47	10069751	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12 TON	Fallsmead Elementary School / Main Building	Roof	Daikin Industries	DPS012AHMG4DC-4	FB0U220600273	2022		
48	10069755	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Fallsmead Elementary School / Main Building	Roof	PennBarry	DX11QGP	G22UZ23043	2022		
49	10069771	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Fallsmead Elementary School / Main Building	Roof	Penn Ventilator Company	FX08B	E08AT60286			
50	10069740	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Fallsmead Elementary School / Main Building	Roof	Penn Ventilator Company	FX088	E08AT60285			
51	10069763	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 10" Damper	500 CFM	Fallsmead Elementary School / Main Building	Roof	PennBarry	DX11B	E08AT78365 738			
52	10069789	D3060	Exhaust Fan [EF-9K]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Fallsmead Elementary School / Main Building	Roof	PennBarry	FX18BFT	E22MZ75507	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10069716	D4010	Backflow Preventer	Fire Suppression	6 IN	Fallsmead Elementary School / Main Building	Sprinkler room	Watts Regulator	709	258634			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10069765	D5010	Generator	Gas or Gasoline	125 KW	Fallsmead Elementary School / Main Building	Building Exterior	Kohler	125RZG	2193927	2008		
2	10069769	D5010	Automatic Transfer Switch [ATS 1]	ATS	200 AMP	Fallsmead Elementary School / Main Building	N-1	Kohler	No dataplate	No dataplate	2008		
3	10069709	D5010	Automatic Transfer Switch [ATS 2]	ATS	200 AMP	Fallsmead Elementary School / Main Building	N-1	Kohler	No dataplate	No dataplate	2008		
4	10069775	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Fallsmead Elementary School / Main Building	N-10	Eaton Cutler-Hammer	Inaccessible	Inaccessible	2008		
5	10069700	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Fallsmead Elementary School / Main Building	N-1	Cutler-Hammer	V48M28T15CUEE	J08H00148	2008		
6	10069739	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Fallsmead Elementary School / Main Building	N-10	Cutler-Hammer	N48M28T15CUEE	JQTL02216	2008		
7	10069677	D5020	Secondary Transformer [TRANSF. 5]	Dry, Stepdown	75 KVA	Fallsmead Elementary School / Main Building	Old Boiler Room	Sorgel	No dataplate	110800-35			
8	10069699	D5020	Secondary Transformer [TRANSF. 6]	Dry, Stepdown	75 KVA	Fallsmead Elementary School / Main Building	Gym Pod	Sorgel	75T3H	110800-34			
9	10069743	D5020	Switchboard	277/480 V	1200 AMP	Fallsmead Elementary School / Main Building	Old Boiler Room	Square D	44-47206-1	NA			
10	10069676	D5020	Distribution Panel	277/480 V	400 AMP	Fallsmead Elementary School / Main Building	N-10	Inaccessible	Inaccessible	Inaccessible	2008		
11	10069732	D5020	Distribution Panel	277/480 V	400 AMP	Fallsmead Elementary School / Main Building	N-10	Inaccessible	Inaccessible	Inaccessible	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10069714	D5020	Distribution Panel [HE]	277/480 V	400 AMP	Fallsmead Elementary School / Main Building	N-1	Eaton Cutler- Hammer	1C96652G02	NA	2008		
13	10069712	D5020	Distribution Panel [MDPN]	277/480 V	400 AMP	Fallsmead Elementary School / Main Building	N-1	Cutler-Hammer	EZB2060R	NA	2008		
14	10069770	D5020	Distribution Panel [PANEL B]	277/480 V	400 AMP	Fallsmead Elementary School / Main Building	Old Boiler Room	Square D	46446508610070001	No dataplate			
15	10069672	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	Danfoss	174Z1942	499504Y322			
16	10069652	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Fallsmead Elementary School / Main Building	Old Boiler Room	Danfoss	499604Y322	174Z1942			
17	10069802	D5030	Variable Frequency Drive [VFD 1]	VFD, by HP of Motor	10 HP	Fallsmead Elementary School / Main Building	N-1	Yaskawa	No dataplate	No dataplate			
18	10069798	D5030	Variable Frequency Drive [VFD 2]	VFD, by HP of Motor	10 HP	Fallsmead Elementary School / Main Building	N-1	Yaskawa	No dataplate	No dataplate			
19	10069733	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Fallsmead Elementary School / Main Building	Gymnasium						18

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10069778	D7050	Fire Alarm Panel	Fully Addressable		Fallsmead Elementary School / Main Building	Building Service Office	Honeywell Fire-Lite	No dataplate	No dataplate	2020		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10069761	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Fallsmead Elementary School / Main Building	Kitchen						
2	10069654	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Fallsmead Elementary School / Main Building	Kitchen						
3	10069800	E1030	Foodservice Equipment	Convection Oven, Double		Fallsmead Elementary School / Main Building	Kitchen	Blodgett	EF-111	874EF-12			
4	10069729	E1030	Foodservice Equipment	Dairy Cooler/Wells		Fallsmead Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-49-S-SS-HC	9035023			
5	10069741	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Fallsmead Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
6	10069694	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Fallsmead Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
7	10069678	E1030	Foodservice Equipment	Food Puree		Fallsmead Elementary School / Main Building	Kitchen	Vollrath	Illegible	B-15-4			
8	10069807	E1030	Foodservice Equipment	Food Puree		Fallsmead Elementary School / Main Building	Kitchen	Colorpoint	60-CFT	H86J6F1127			
9	10069794	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Fallsmead Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate			
10	10069661	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Fallsmead Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
11	10069750	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Fallsmead Elementary School / Main Building	Kitchen	Heatcraft	BEL0100BS6EEAB0100	T220200	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10069696	E1030	Foodservice Equipment	Walk-In, Freezer		Fallsmead Elementary School / Main Building	Kitchen	ThermoKool	NA	SS227 ARFI			
13	10069803	E1030	Foodservice Equipment	Walk-In, Refrigerator		Fallsmead Elementary School / Main Building	Kitchen	Heatcraft	Inaccessible	Inaccessible	2022		
14	10069695	E1030	Foodservice Equipment [1]	Walk-In, Condenser for Refrigerator/Freezer		Fallsmead Elementary School / Main Building	Roof	Heatcraft	BCH0060LCACZC0897	T22C31687	2022		
15	10069684	E1030	Foodservice Equipment [1]	Walk-In, Freezer		Fallsmead Elementary School / Main Building	Kitchen	Heatcraft	BEL51006856EAB106	T22020956	2022		
16	10069674	E1030	Foodservice Equipment [2]	Walk-In, Condenser for Refrigerator/Freezer		Fallsmead Elementary School / Main Building	Roof	Heatcraft	BCH0010MCACZC0897	T22C31688	2022		
17	10069785	E1030	Foodservice Equipment [COOLER]	Walk-In, Refrigerator		Fallsmead Elementary School / Main Building	Kitchen	ThermoKool	NA	SS227 ARBT	2022		