



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Flower Valley Elementary School
4615 Sunflower Drive
Rockville, MD 20853

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BV PROJECT #:

172559.25R000-045.354

DATE OF REPORT:

May 26, 2026

ON SITE DATE:

February 5-6, 2026

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	7
Main Address	4615 Sunflower Drive, Rockville, MD 20853
Site Developed	1967 / Renovated 1996
Outside Occupants / Leased Spaces	Gymnasium, Cafeteria and classrooms leased by outside parties
Date(s) of Visit	February 5-6, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Jason Kornegay, Building Service Manager
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Flower Valley Elementary School was originally constructed in 1967. The facility was demolished and a one-story, 61,567 SF structure built in 1996. There have been no renovations since the 1996 construction. Overall, the building appears to be in good condition. Several community groups lease space throughout the building and playfields after hours and weekends through agreements with Montgomery County Public Schools.

Architectural

The Flower Valley Elementary School was built in 1996. The building structural system consists of brick veneer and CMU bearing wall construction. The metal roof deck is supported by steel joists. The primary roof is a built-up system, and the secondary roof is a barrel and shed roof with metal finish. The POC reports several roof leaks throughout the building resulting in mold in the ceilings. Repair or replacement is recommended in the near term. Windows are double-glazed with thermal breaks. The building interior walls generally consist of painted gypsum, painted CMU walls, and ceramic tile walls in restrooms. The floor finishes consist of carpet, wood sports floors, ceramic, quarry tile, and VCT in common areas and classrooms. The interior ceiling consists of acoustic ceiling tiles and painted gypsum board finish. Overall, the interior and exterior finishes have been well maintained and are in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 1996 construction and are overall in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from the HVAC units. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system. Heated and chilled water are provided by boilers and air cooled chiller which are at or have exceeded their expected useful life and should be replaced in the near term. All the plumbing pipelines and fittings for the heating and cooling loops are properly insulated. The POC reports that the building HVAC system is inadequate and that there are major heating and cooling issues throughout.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained. The domestic hot water service consists of updated equipment and supply appears to be adequate. The POC reports that the sewer backs up and raw sewage leaks into Corridor 151 continuously. Repair is recommended in the short term.

The essential electrical equipment consists of a gas-fired generator, main distribution panel, distribution pumps, switchboards, isolator switches and dry-type transformers. The electrical system is original to the 1996 construction and is well maintained and properly sized to provide necessary power to all systems. Normal end of the life cycle replacement is anticipated. Interior lighting consists of a mix of fluorescent and LED fixtures. No major issues were observed or reported.

Fire protection system consists of hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated into the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the facility.

Site

Site maintenance appears to be in excellent overall condition. Landscaping consists of trees, shrubs, and lawn areas at perimeter of building. There are portable classroom buildings, playgrounds, sports fields and courts at the rear of the building. The site consists of flatwork, stairs and ramps in immediate proximity to the building footprint. Flatwork consists of concrete pavement at service entrance and concrete sidewalks at pedestrian walkways. There is on-site parking for 65 cars with ADA accessible parking in an asphalt paved lot. The POC reports that the parking lots and bus loop continuously flood and there have been several complaints due to not having enough parking.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.581396.

Immediate Needs

There are no immediate needs to report.



Key Findings



Parking Lots in Poor Condition.

Curb & Gutter, Concrete
 Site Flower Valley Elementary School Bus Loop

Uniformat Code: G2020
 Recommendation: **Replace in 2027**

Priority Score: **86.8**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$3,000

\$\$\$\$

Broken and cracked curb - AssetCALC ID: 10294880



Sidewalk in Poor Condition.

Concrete, Small Areas/Sections
 Site Flower Valley Elementary School Bus Loop

Uniformat Code: G2030
 Recommendation: **Replace in 2027**

Priority Score: **85.8**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$3,000

\$\$\$\$

Broken and cracked concrete sidewalk - AssetCALC ID: 10294881



Interior Construction in Poor Condition.

Any type, Repairs per Man-Day
 Main Building Flower Valley Elementary School
 Mechanical Room 164

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

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

\$\$\$\$

Door swings in and hits AHU piping. - AssetCALC ID: 10292034



Parking Lots in Poor Condition.

Pavement, Asphalt
 Site Flower Valley Elementary School Site
 Parking Areas

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

Priority Score: **84.8**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$91,000

\$\$\$\$

Several alligator and large cracks. POC reports that parking lot floods continuously - AssetCALC ID: 10292111



Parking Lots in Poor Condition.

Pavement, Asphalt
 Site Flower Valley Elementary School Bus Loop

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

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$54,600

\$\$\$\$

POC reports that bus loop floods continuously - AssetCALC ID: 10292122



Athletic Surfaces & Courts in Poor Condition.

Basketball/General, Asphalt Pavement
 Site Flower Valley Elementary School Site Sports Court

Uniformat Code: G2050
 Recommendation: **Mill & Overlay in 2027**

Priority Score: **82.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$36,800

\$\$\$\$

Several large cracks and alligator cracking throughout - AssetCALC ID: 10292112



Pole Light Fixture with Lamps in Poor Condition.

Any type 20' High, with LED Replacement
 Site Flower Valley Elementary School Site Parking Areas

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

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$36,000

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POC reports that lighting is dim and inadequate - AssetCALC ID: 10292107



Recommended Follow-up Study: Environmental, Suspect Fungal Growth

Environmental, Suspect Fungal Growth
 Main Building Flower Valley Elementary School Various

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

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$17,500

\$\$\$\$

Investigate occupant complaint of suspect mold at various locations. - AssetCALC ID: 11034888



**Recommended Follow-up Study:
Plumbing, Sanitary Sewer System**

Plumbing, Sanitary Sewer System
Main Building Flower Valley Elementary School
Hallway 151

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

Priority Score: **72.9**
Plan Type: Environmental
Cost Estimate: \$7,000
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Investigate sewer smell coming up in drain in hallway 151. - AssetCALC ID: 11034889



ADA Restrooms in Poor Condition.

Lavatory, Pipe Wraps/Insulation
Main Building Flower Valley Elementary School
Reception

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**
Plan Type: Accessibility
Cost Estimate: \$500
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Missing ADA pipe wrap at 6sinks in building - AssetCALC ID: 10292085



ADA Kitchen & Laundry Areas in Poor Condition.

Kitchen Sink & Counter, Full Reconfiguration
Main Building Flower Valley Elementary School
Staff Lounge 140

Uniformat Code: Y1060
Recommendation: **Renovate in 2027**

Priority Score: **63.8**
Plan Type: Accessibility
Cost Estimate: \$15,000
\$\$\$\$

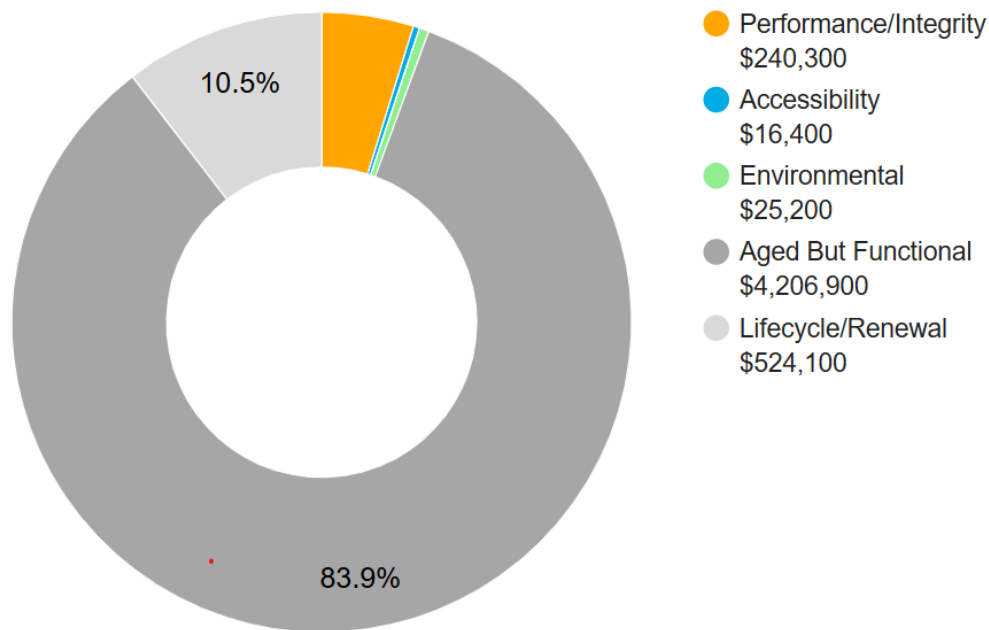
Countertop and sink clearance not ADA compliant - AssetCALC ID: 10292010

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$5,012,900

2. Building Information



Main Building: Systems Summary

Address	4615 Sunflower Drive, Rockville, MD 20853	
GPS Coordinates	39.1063146, -77.0936513	
Constructed/Renovated	1967 / 1996	
Building Area	61,567 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	Wall Finish: Brick and CMU Windows: Aluminum	Fair
Roof	Primary: Flat roof construction with . built-up finish Secondary: Barrel and shed construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, wood sports floor, sealed concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks and tankless water heater Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and air handlers feeding VAV and cabinet terminal units Non-Central System: Split-system heat pumps and ductless splits Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, HPS and metal halide Emergency Power: Natural gas generator with automatic transfer switch and UPS	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	Studies are currently recommended for suspect mold and sewer smell per POC comments in the attached PSQ. Refer to the appendix C.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$2,300	\$474,300	\$242,600	\$719,200
Roofing	-	-	-	\$26,000	\$1,409,900	\$1,435,900
Interiors	-	\$2,300	\$609,300	\$290,500	\$997,300	\$1,899,400
Plumbing	-	-	\$146,900	\$99,100	\$554,600	\$800,600
HVAC	-	-	\$247,400	\$362,200	\$248,700	\$858,400
Fire Protection	-	-	-	-	\$263,300	\$263,300
Electrical	-	-	\$114,200	\$262,500	\$525,100	\$901,700
Fire Alarm & Electronic Systems	-	-	\$21,900	\$911,600	\$27,100	\$960,600
Equipment & Furnishings	-	-	\$253,300	\$27,600	\$63,300	\$344,200
Site Development	-	-	-	\$17,000	-	\$17,000
Follow-up Studies	-	\$25,200	-	-	-	\$25,200
Accessibility	-	\$16,400	-	-	-	\$16,400
TOTALS (3% inflation)	-	\$43,900	\$1,395,300	\$2,470,900	\$4,331,900	\$8,242,000

3. Site Summary



Site Information		
Site Area	10.14 acres (estimated)	
Parking Spaces	65 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, and curbs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation: not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide Pedestrian walkway and landscape accent lighting	Poor
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	\$6,400	-	\$34,100	\$40,500
Electrical	-	-	-	\$6,600	-	\$6,600
Special Construction & Demo	-	-	\$4,300	\$121,000	\$614,300	\$739,600
Site Pavement	-	\$160,800	\$20,500	\$23,700	\$59,400	\$264,400
Site Development	-	\$39,000	\$469,900	\$212,500	\$223,900	\$945,300
Site Utilities	-	\$38,200	-	-	-	\$38,200
TOTALS (3% inflation)	-	\$238,000	\$501,100	\$363,800	\$931,700	\$2,034,600

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
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1967 / 1996	No	No
Flower Valley Elementary School 1	1967 / 1996	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.



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	Components or systems have 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.
- 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.

5. 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.

6. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Flower Valley Elementary School, 4615 Sunflower Drive, Rockville, MD 20853, 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.

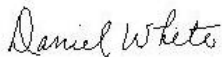
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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7. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - BALLASTED ROOFING



6 - LOBBY



Photographic Overview



7 - MAIN HALLWAY



8 - ADMINISTRATION



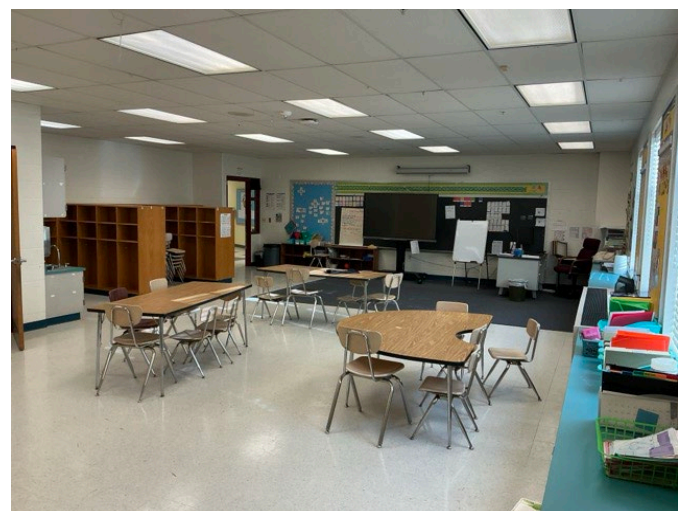
9 - HEALTH SUITE



10 - OFFICE WORKROOM



11 - MUSIC ROOM



12 - TYPICAL CLASSROOM

Photographic Overview



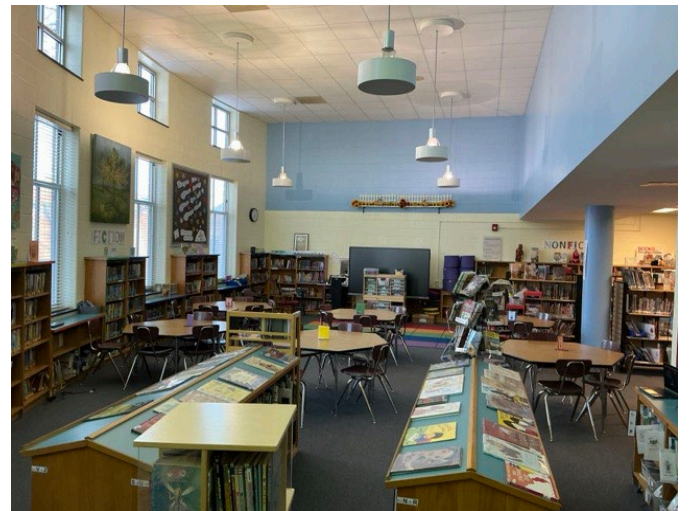
13 - TYPICAL CLASSROOM



14 - ART CLASSROOM



15 - GYMNASIUM



16 - LIBRARY



17 - TEACHERS LOUNGE



18 - CAFETERIA



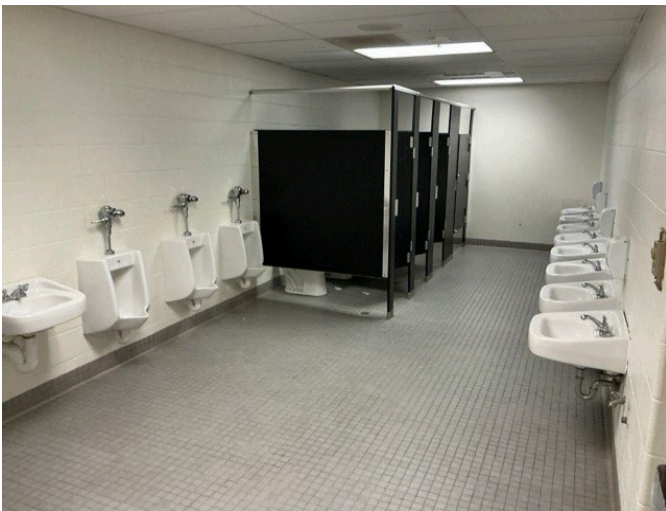
Photographic Overview



19 - KITCHEN



20 - TYPICAL HALLWAY



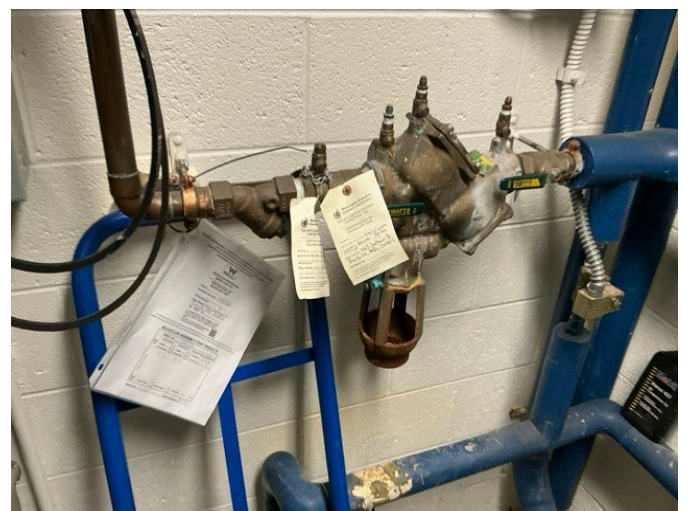
21 - TYPICAL RESTROOM



22 - WATER HEATER



23 - TANKLESS WATER HEATER



24 - BACKFLOW PREVENTER

Photographic Overview



25 - CHILLER



26 - ROOFTOP MECHANICAL



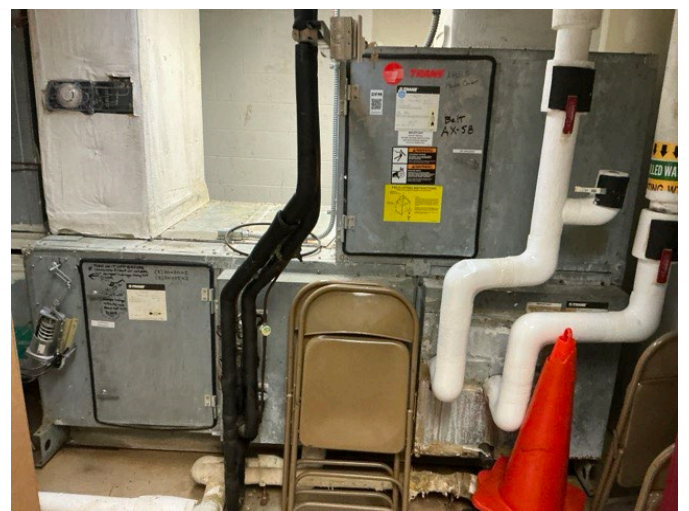
27 - ROOFTOP MECHANICAL



28 - MAIN MECHANICAL ROOM



29 - UNIT HEATER



30 - AIR HANDLER

Photographic Overview



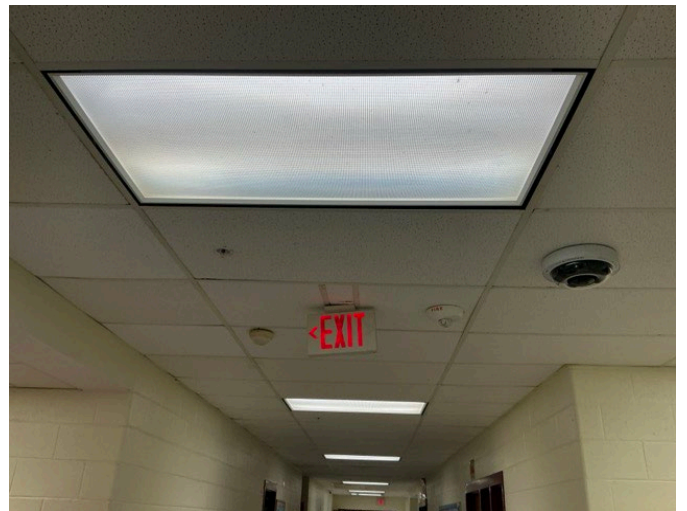
31 - MAIN SWITCHBOARD



32 - EMERGENCY GENERATOR



33 - SECONDARY TRANSFORMER



34 - INTERIOR LIGHTING SYSTEM



35 - FIRE ALARM PANEL



36 - FIRE EXTINGUISHER AND ALARM DEVICE

Photographic Overview



37 - FIRE SPRINKLER RISERS



38 - CERAMICS KILN



39 - SPORTS COURTS



40 - PLAYGROUND



41 - PARKING LOT



42 - PLAY FIELD





Appendix B:

Site Plan(s)



Site Plan



	Project Number	Site Name	
	172559.25R000-045.354	Flower Valley Elementary School	
	Source	On-Site Date	
	Google	February 5-6, 2026	

Appendix C: Pre-Survey Questionnaire(s)



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Flower Valley Elementary School

Name of person completing form: Jason Kornegay

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 2 years

Date Completed: 2/5/2026

Phone Number: (240) 740-1783

Method of Completion: DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1967	Renovated 1996	
2	Building size in SF	61,567 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Upgrade HVAC 2027 Gymnasium floor to be replaced 2026		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC system not working properly. POC reports heating and cooling issues. Not enough parking		

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				Roof leaks throughout causing mold at ceilings especially at gym and media center. POC reports ceiling stained from leaks when ever it rains
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Black mold throughout building, including on student desks and cubbies, and above stage, ceiling tiles and above ceiling. POC told its condensation. Staff member got ill.
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Sewer continually backed up and raw sewage comes up in hallway 151. Smell permeates entire building.
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Entire building not heating or cooling properly
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				Most lighting not adequate and dim at front parking areas.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				Grates get clogged on continuous basis and floods. Whenever it rains the bus loop floods. Also floods around portables.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				Complaints about not enough ADA parking spaces (3 provided) and distance of ADA parking from building entry.
21	Are any areas of the property leased to outside occupants?	X				Gymnasium, cafeteria and classrooms used by community groups



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Flower Valley Elementary School

BV Project Number: 172559.25R000-045.354

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?	X			Complaints about not enough ADA parking spaces (3 provided) and distance of ADA parking from building entry.

Flower Valley Elementary School: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators	NA			
Public Restrooms			Under sink pipes not ADA wrapped	
Kitchens/Kitchenettes			Countertop and sink access not ADA compliant	
Playgrounds & Swimming Pools				X
Other	NA			

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Flower Valley Elementary School: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE PATH



2ND PATHWAY



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Flower Valley Elementary School: Photographic Overview



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES



KITCHEN OVERVIEW



SINK CLEARANCE

Flower Valley Elementary School: Photographic Overview



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Appendix E: Component Condition Report



Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,800 LF	46	10291976
B1010	Building Exterior	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	61,567 SF	46	10292037
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20,000 SF	11	10292035
B2020	Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	5	10292075
B2020	Building Exterior	Fair	Glazing, any type by SF	6,500 SF	9	10292065
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	7	10292068
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	34	11	10291999
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,200 SF	16	10291969
B3010	Roof	Fair	Roofing, Built-Up	61,567 SF	16	10292012
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	21	10294879
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	2,000 LF	6	10292078
B3060	Roof	Fair	Roof Hatch, Metal	1	6	10292013
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	500 SF	6	10292027
B3080	Main Entrance	Fair	Soffit/Fascia, Gypsum Board	150 SF	11	10292032
Interiors						
C1010	Mechanical Room 164	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	10292034
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	157	16	10292077
C1030	Lobby	Fair	Interior Door, Steel, Standard	2	16	10292000
C1030	Hallway	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	16	10292081
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	53,000 SF	8	10292016

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	13 LF	7	10292003
C1090	Reception	Fair	Toilet Partitions, Plastic/Laminate	24	5	10291992
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	122,200 SF	4	10292076
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	500 SF	7	10291979
C2010	Cafeteria	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	400 SF	7	10292089
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	51,700 SF	3	10292029
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,100 SF	5	10292062
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	3,800 SF	4	10292095
C2030	Cafeteria Stage Steps	Fair	Flooring, Wood, Strip	200 SF	6	10292096
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	12	10292079
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,300 SF	21	10292083
C2030	Hallways	Fair	Flooring, Rubber Tile	300 SF	6	10292094
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,400 SF	6	10292025
C2050	Throughout Building	Fair	Ceiling Finishes, Any Flat Surface, Prep & Paint	1,200 SF	6	10292007
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	5	10292026
D2010	Boiler Room 130	Fair	Backflow Preventer, Domestic Water, 1.25 IN	1	5	10292088
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	36	5	10292059
D2010	Kitchen	Fair	Sink/Lavatory, Pedestal, Stainless Steel	1	8	10292001
D2010	Boiler Room 130	Good	Water Heater, Electric, Commercial (12 kW), 50 GAL	1	19	10291990
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	5	10291989
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	43	6	10291968
D2010	Boiler Room 130	Fair	Water Heater, Gas, Tankless, 11.2 GPM	1	5	10292009
D2010	Health Suite	Fair	Toilet, Residential Water Closet	1	6	10292052

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Boiler Room 130	Good	Water Heater, Electric, Commercial (12 kW), 50 GAL	1	19	10292022
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	61,567 SF	16	10292055
D2010	Building Services 105	Fair	Backflow Preventer, Domestic Water, .75 IN	1	5	10292036
D2010	Restrooms	Fair	Urinal, Standard	7	6	10291973
D2010	Building Service Office / Gym	Fair	Shower, Ceramic Tile	2	8	10292084
D2010	Boiler Room 130	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	5	10292044
D2010	Custodial Closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	6	10292073
D2060	Boiler Room 130	Fair	Air Compressor, Tank-Style, 10 HP	1	5	10292051
HVAC						
D3020	Gym 100C	Fair	Unit Heater, Hydronic, 42 MBH	1	6	10291994
D3020	Boiler Room 130	Fair	Boiler, Gas, HVAC, 1399 MBH [BOILER - 2]	1	6	10292021
D3020	Compactor 133	Fair	Unit Heater, Hydronic, 42 MBH	1	6	10292069
D3020	Site Storage Door 16	Fair	Unit Heater, Hydronic, 42 MBH	1	7	10365710
D3020	Compactor 133	Fair	Unit Heater, Hydronic, 42 MBH	1	6	10292004
D3020	Boiler Room 130	Fair	Boiler, Gas, HVAC, 1399 MBH [BOILER - 1]	1	6	10292058
D3020	Boiler Room 130	Fair	Unit Heater, Electric, 5 kW	1	7	10292071
D3020	Gym 100B	Fair	Unit Heater, Hydronic, 42 MBH	1	6	10292024
D3020	Electrical Room 131	Fair	Unit Heater, Electric, 5 kW	1	6	10292028
D3020	Gym 100D	Fair	Unit Heater, Hydronic, 42 MBH	1	6	10292050
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	5	10365702
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 5 TON	1	4	10365693
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	5	10365687
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	5	10365688
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10365703

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 1 TON	1	5	10365713
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	5	10365676
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 5 TON	1	4	10365679
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	8	10365697
D3030	Site Utility Areas	Fair	Chiller, Air-Cooled, 110 TON	1	3	10292020
D3050	Mechanical Room 119	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3200 CFM [AHU-5 MEDIA CENTER]	1	6	10291986
D3050	Wire Closet 117	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM [AHU-1 OFFICE]	1	6	10291983
D3050	Mechanical Room 164	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM [AHU-6]	1	6	10292074
D3050	Throughout Building	Fair	HVAC System, Ductwork, Low Density	61,567 SF	11	10292038
D3050	Boiler Room 130	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2400 CFM [AHU - 4]	1	6	10291971
D3050	Gym 100B	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [HV-1]	1	6	10291978
D3050	Boiler Room 130	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4800 CFM [AHU - 2]	1	6	10292006
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2629 CFM [F-26]	1	6	10365701
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	2	5	10292061
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2041 CFM [F-9]	1	6	10365684
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	10292060
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2127 CFM [F-12]	1	6	10365714
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 855 CFM [F-19]	1	6	10365692
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-26]	1	6	10365708
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-3]	1	6	10365698
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2203 CFM [F-23]	1	6	10365695
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM	1	6	10365704
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-14]	1	6	10365678
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1249 CFM [F-6]	1	6	10365712

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM	1	6	10365709
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2629 CFM [F-15]	1	6	10365700
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1059 CFM	1	6	10365689
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8747 CFM [F-2]	1	6	10365681
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 855 CFM [F-32]	1	6	10365707
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2041 CFM [F-10]	1	6	10365680
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-22]	1	6	10365682
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 855 CFM [F-5]	1	6	10365690
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2712 CFM [F-21]	1	6	10365677
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1526 CFM [F-20]	1	6	10365683
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1170 CFM [F-7]	1	6	10365699
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2629 CFM [F-25]	1	6	10365686
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2629 CFM [F-24]	1	6	10365706
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-29]	1	6	10365711
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	10292033
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1059 CFM	1	6	10365691
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1692 CFM [F-8]	1	6	10365685
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1944 CFM [F-31]	1	6	10365694
Fire Protection						
D4010	Boiler Room 130	Fair	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	61,567 SF	12	10292091
D4010	Boiler Room 130	Good	Backflow Preventer, Fire Suppression, 6 IN	1	23	10294877
Electrical						
D5010	Electrical Room 131	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	6	10292066
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline, 30 KW	1	6	10292015

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room 131	Fair	Switchboard, 277/480 V, 1600 AMP [MCB SECTION]	1	12	10291998
D5020	Storage Room 105B	Fair	Distribution Panel, 120/208 V, 400 AMP [L2 SEC2]	1	6	10291987
D5020	Electrical Room 131	Fair	Secondary Transformer, Dry, Stepdown, 500 KVA	1	5	10291988
D5020	Electrical Room 131	Fair	Switchboard, 277/480 V, 1600 AMP [MAIN BREAKER]	1	12	10291974
D5020	Electrical Room 131	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	5	10291985
D5020	Storage Room 105B	Fair	Distribution Panel, 120/208 V, 400 AMP [L2 SEC1]	1	6	10291996
D5030	Boiler Room 130	Fair	Motor, AHU or Pump, 3 HP [PUMP - 4]	1	5	10292008
D5030	Boiler Room 130	Fair	Motor, AHU or Pump, 10 HP [PUMP - 2]	1	5	10292063
D5030	Boiler Room 130	Fair	Motor, AHU or Pump, 10 HP [PUMP - 7]	1	5	10292047
D5030	Boiler Room 130	Fair	Motor, AHU or Pump, 3 HP [PUMP - 3]	1	5	10292045
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	61,567 SF	16	10292014
D5030	Boiler Room 130	Fair	Motor, AHU or Pump, 10 HP [PUMP - 1]	1	5	10292011
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	44	3	10292093
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	61,567 SF	6	10292057
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	61,567 SF	6	10291991
D5040	Media Center	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	8	5	10292018
D5040	Cafeteria	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	24	5	10291970
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	2,600 SF	5	10291980
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	61,567 SF	6	10292031
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	61,567 SF	6	10292042
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	61,567 SF	6	10292030
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	61,567 SF	6	10292053
D7050	Building Service Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	10292067

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	61,567 SF	6	10292092
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10292043
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	5	10292048
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10291981
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	5 LF	5	10292087
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10291995
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 12000 BTUH	1	8	10365705
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 8850 BTUH	1	8	10365696
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	12 LF	5	10292049
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	5	10292040
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	5	10292082
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	5	10292005
E1030	Walk-In Freezer	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10292086
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	3	10292070
E1030	Walk-In Refrigerator	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10292041
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	5	10291984
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	10291993
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	10292097
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	4	10292002
E1040	Classrooms Art 102	Fair	Ceramics Equipment, Kiln	1	5	10291972
E1040	Classrooms Art 102	Fair	Ceramics Equipment, Kiln	1	5	10291982
E1070	Cafeteria Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	5	10291977
E2010	Reception	Fair	Casework, Countertop, Plastic Laminate	20 LF	5	10291975

Component Condition Report | Flower Valley Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	300 LF	5	10292080
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	180 LF	5	10292019
E2010	Media Center	Fair	Casework, Cabinetry, High-End or Laboratory	20 LF	5	10292023
E2010	Lobby	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	25 LF	5	10294878
E2010	Reception	Fair	Casework, Cabinetry, High-End or Laboratory	20 LF	5	10292039
E2010	Media Center	Fair	Casework, Countertop, Plastic Laminate	20 LF	5	10292017

Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Fair	Sports Apparatus, Basketball Backboard, Building-Mounted	6	6	10292056
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Follow-up Studies

P2030	Hallway 151	NA	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	1	11034889
P2030	Various	NA	Engineering Study, Environmental, Suspect Fungal Growth, 6000, Evaluate/Report	5	0	11034888

Accessibility

Y1050	Reception	Poor	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	6	1	10292085
Y1060	Staff Lounge 140	Poor	ADA Kitchen & Laundry Areas, Kitchen Sink & Counter, Full Reconfiguration, Renovate	1	2	10292010

Component Condition Report | Flower Valley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	Portable 1 (ML1204)	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	13	10292101
D3030	Portable 2 (ML1205)	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	13	10292103
D3030	Portable 3 (ML1259)	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	14	10292100
D3030	Portable 4 (ML705)	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	5	10292132
D3030	Portable 2 (ML1380)	Good	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	19	10292133

Electrical

Component Condition Report | Flower Valley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Portables Electric Room	Fair	Distribution Panel, 120/240 V, 225 AMP	1	6	10294884
Special Construction & Demo						
F1020	Portable 3 (ML1259)	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable [PORTABLE 3]	950 SF	19	10292104
F1020	Portables Electrical Room	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	100 SF	29	10292113
F1020	Portable 2 (ML1205 / ML1380)	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable [PORTABLE 2]	1,650 SF	18	10292131
F1020	Portable 4 (ML705)	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable [PORTABLE 4]	900 SF	10	10292124
F1020	Site Storage	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	5	10292125
F1020	Portable 1 (ML1204)	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable [PORTABLE 1]	980 SF	18	10292130
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	26,000 SF	3	10292099
G2020	Bus Loop	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,600 SF	2	10292122
G2020	Bus Loop	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,600 SF	3	10292105
G2020	Bus Loop	Poor	Parking Lots, Curb & Gutter, Concrete	100 LF	2	10294880
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,000 SF	2	10292111
G2030	Bus Loop	Poor	Sidewalk, Concrete, Small Areas/Sections	150 SF	2	10294881
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	6	5	10292110
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	8	10292127
G2050	Front Playground	Fair	Play Structure, Multipurpose, Large	1	5	10292121
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10292114
G2050	Site Sports Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	6	10292106
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Poured-in-Place	14,000 SF	4	10294885
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Foul Pole	2	8	10294882
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10292098
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	8	10292118

Component Condition Report | Flower Valley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Sports Court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	10,500 SF	2	10292112
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	8	10292116
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	8	10292102
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	10,500 SF	3	10292120
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	11	10292128
G2060	Site Front	Fair	Signage, Property, Monument, Replace/Install	1	5	10292129
G2060	Building Exterior Front	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	5	10292123
G2060	Site Sports Fields	Fair	Park Bench, Wood/Composite/Fiberglass	2	5	10292119
G2060	Site Front	Fair	Bike Rack, Fixed 6-10 Bikes	1	5	10292109
G2060	Site Playground Areas	Fair	Picnic Table, Metal Powder-Coated	2	8	10292108
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	2	8	10292117
G2060	Site Front	Fair	Flagpole, Metal	1	6	10292115
G2060	Site Utility Areas	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	130 LF	11	10292126
G2060	Site Front	Fair	Bollard, Concrete or Metal	2	8	10294886
G2060	Site Playground Areas	Fair	Seating Wall, Brick/Stone, 18" Height	540 LF	11	10294887
G4050	Site Parking Areas	Poor	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	9	2	10292107

Appendix F: Replacement Reserves

Replacement Reserves Report



5/14/2026

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
D2010	Health Suite	10292052	Toilet, Residential Water Closet, Replace	30	24	6	1	EA	\$700.00	\$700							\$700														\$700	
D2010	Restrooms	10291973	Urinal, Standard, Replace	30	24	6	7	EA	\$1,100.00	\$7,700							\$7,700														\$7,700	
D2010	Building Service Office / Gym	10292084	Shower, Ceramic Tile, Replace	30	22	8	2	EA	\$2,500.00	\$5,000									\$5,000												\$5,000	
D2010	Kitchen	10292001	Sink/Lavatory, Pedestal, Stainless Steel, Replace	30	22	8	1	EA	\$2,000.00	\$2,000									\$2,000												\$2,000	
D2060	Boiler Room 130	10292051	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	\$15,900.00	\$15,900						\$15,900															\$15,900	
D3020	Boiler Room 130	10292021	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	\$50,800.00	\$50,800							\$50,800														\$50,800	
D3020	Boiler Room 130	10292058	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	\$50,800.00	\$50,800							\$50,800														\$50,800	
D3020	Electrical Room 131	10292028	Unit Heater, Electric, Replace	20	14	6	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800	
D3020	Gym 100C	10291994	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D3020	Compactor 133	10292069	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D3020	Compactor 133	10292004	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D3020	Gym 100B	10292024	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D3020	Gym 100D	10292050	Unit Heater, Hydronic, Replace	20	14	6	1	EA	\$2,100.00	\$2,100							\$2,100														\$2,100	
D3020	Site Storage Door 16	10365710	Unit Heater, Hydronic, Replace	20	13	7	1	EA	\$1,700.00	\$1,700								\$1,700													\$1,700	
D3020	Boiler Room 130	10292071	Unit Heater, Electric, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800													\$1,800	
D3030	Site Utility Areas	10292020	Chiller, Air-Cooled, Replace	25	22	3	1	EA	\$180,000.00	\$180,000				\$180,000																	\$180,000	
D3030	Roof	10365693	Split System, Interior & Exterior Component Pairing, Replace	15	11	4	1	EA	\$8,530.00	\$8,530					\$8,530														\$8,530		\$17,060	
D3030	Roof	10365679	Split System, Interior & Exterior Component Pairing, Replace	15	11	4	1	EA	\$10,662.50	\$10,663					\$10,663														\$10,663		\$21,325	
D3030	Roof	10365703	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$4,800.00	\$4,800					\$4,800														\$4,800		\$9,600	
D3030	Roof	10365676	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$3,500.00	\$3,500					\$3,500														\$3,500		\$7,000	
D3030	Roof	10365688	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$3,500.00	\$3,500					\$3,500														\$3,500		\$7,000	
D3030	Roof	10365702	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$3,500.00	\$3,500					\$3,500														\$3,500		\$7,000	
D3030	Roof	10365713	Split System, Interior & Exterior Component Pairing, Replace	15	10	5	1	EA	\$3,130.00	\$3,130					\$3,130														\$3,130		\$6,260	
D3030	Roof	10365687	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	\$3,500.00	\$3,500					\$3,500														\$3,500		\$7,000	
D3030	Roof	10365697	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$3,500.00	\$3,500								\$3,500													\$3,500	
D3050	Mechanical Room 119	10291986	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$22,000.00	\$22,000							\$22,000														\$22,000	
D3050	Wire Closet 117	10291983	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$9,200.00	\$9,200							\$9,200														\$9,200	
D3050	Boiler Room 130	10291971	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$15,000.00	\$15,000							\$15,000														\$15,000	
D3050	Gym 100B	10291978	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$22,000.00	\$22,000							\$22,000														\$22,000	
D3050	Mechanical Room 164	10292074	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	19	6	1	EA	\$9,200.00	\$9,200							\$9,200														\$9,200	
D3050	Boiler Room 130	10292006	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	\$31,000.00	\$31,000							\$31,000														\$31,000	
D3050	Throughout Building	10292038	HVAC System, Ductwork, Low Density, Replace	30	19	11	61567	SF	\$2.00	\$123,134												\$123,134									\$123,134	
D3060	Roof	10365701	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365684	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365714	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365692	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10365708	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365698	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365695	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365704	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365678	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365712	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365709	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365700	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365689	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365681	Exhaust Fan, Centrifugal, 36" Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	10365707	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10365680	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365682	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365690	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400															

Replacement Reserves Report



5/14/2026

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
D3060	Roof	10365683	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365699	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365686	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365706	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10365711	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365691	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365685	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10365694	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	19	6	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Restrooms	10292061	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	2	EA	\$1,600.00	\$3,200						\$3,200										\$3,200					\$6,400	
D3060	Commercial Kitchen	10292060	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,500.00	\$1,500											\$1,500										\$1,500	
D3060	Commercial Kitchen	10292033	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	\$1,500.00	\$1,500											\$1,500										\$1,500	
D4010	Boiler Room 130	10292091	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Renovate	40	28	12	61567	SF	\$3.00	\$184,701																\$184,701					\$184,701	
D5010	Site Utility Areas	10292015	Generator, Gas or Gasoline, Replace	25	19	6	1	EA	\$30,000.00	\$30,000							\$30,000														\$30,000	
D5010	Electrical Room 131	10292066	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	\$8,500.00	\$8,500							\$8,500														\$8,500	
D5020	Electrical Room 131	10291985	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000															\$6,000	
D5020	Electrical Room 131	10291988	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$38,000.00	\$38,000						\$38,000															\$38,000	
D5020	Electrical Room 131	10291998	Switchboard, 277/480 V, Replace	40	28	12	1	EA	\$75,000.00	\$75,000															\$75,000						\$75,000	
D5020	Electrical Room 131	10291974	Switchboard, 277/480 V, Replace	40	28	12	1	EA	\$75,000.00	\$75,000														\$75,000							\$75,000	
D5020	Storage Room 105B	10291987	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000														\$6,000	
D5020	Storage Room 105B	10291996	Distribution Panel, 120/208 V, Replace	30	24	6	1	EA	\$6,000.00	\$6,000							\$6,000														\$6,000	
D5030	Throughout Building	10292014	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	61567	SF	\$2.50	\$153,918																\$153,918					\$153,918	
D5030	Boiler Room 130	10292045	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$1,500.00	\$1,500						\$1,500															\$1,500	
D5030	Boiler Room 130	10292008	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$1,500.00	\$1,500						\$1,500															\$1,500	
D5030	Boiler Room 130	10292047	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$3,200.00	\$3,200						\$3,200															\$3,200	
D5030	Boiler Room 130	10292063	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$3,200.00	\$3,200						\$3,200															\$3,200	
D5030	Boiler Room 130	10292011	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$3,200.00	\$3,200						\$3,200															\$3,200	
D5040	Building Exterior	10292093	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	44	EA	\$800.00	\$35,200				\$35,200																	\$35,200	
D5040	Media Center	10292018	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	8	EA	\$250.00	\$2,000						\$2,000															\$2,000	
D5040	Cafeteria	10291970	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	15	5	24	EA	\$280.00	\$6,720						\$6,720															\$6,720	
D5040	Throughout Building	10292057	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	4	6	61567	SF	\$0.65	\$40,019							\$40,019									\$40,019					\$80,037	
D5040	Throughout Building	10291991	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	61567	SF	\$2.10	\$129,291							\$129,291														\$129,291	
D6030	Cafeteria	10291980	Sound System, Theater/Auditorium/Church, Replace	20	15	5	2600	SF	\$1.50	\$3,900						\$3,900															\$3,900	
D6060	Throughout Building	10292031	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	61567	SF	\$1.65	\$101,586							\$101,586														\$101,586	
D7010	Throughout Building	10292042	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	9	6	61567	SF	\$3.25	\$200,093							\$200,093														\$200,093	
D7030	Throughout Building	10292030	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	61567	SF	\$2.00	\$123,134							\$123,134														\$123,134	
D7050	Building Service Office	10292067	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000												\$15,000			\$30,000	
D7050	Throughout Building	10292053	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	61567	SF	\$3.00	\$184,701							\$184,701														\$184,701	
D8010	Throughout Building	10292092	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	9	6	61567	SF	\$2.50	\$153,918							\$153,918														\$153,918	
E1030	Kitchen	10292070	Foodservice Equipment, Range, 2-Burner, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700													\$1,700				\$3,400	
E1030	Kitchen	10292043	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600													\$3,600		\$7,200	
E1030	Kitchen	10292048	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	6	LF	\$300.00	\$1,800						\$1,800															\$1,800	
E1030	Kitchen	10292087	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	5	LF	\$300.00	\$1,500						\$1,500															\$1,500	
E1030	Commercial Kitchen	10291995	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000															\$25,000	
E1030	Kitchen	10292049	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	12	LF	\$300.00	\$3,600						\$3,600															\$3,600	
E1030	Kitchen	10292040	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	6	LF	\$300.00	\$1,800						\$1,800															\$1,800	
E1030	Kitchen	10292082	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	5	LF	\$1,000.00	\$5,000						\$5,000															\$5,000	
E1030	Kitchen	10292005	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	6	LF	\$300.00	\$1,800						\$1,800															\$1,800	
E1030	Commercial Kitchen	10292097	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000	
E1030	Commercial Kitchen	10291984	Foodservice Equipment, Sink, 3-Bowl, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500															\$2,500	
E1030	Kitchen	10291993	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	10	5	1	EA	\$2,700.00	\$2,700						\$2,700													\$2,700		\$5,400	
E1030	Kitchen	10291981	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280					\$16,560	

Replacement Reserves Report



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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						
E1030	Walk-In Freezer	10292086	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600												\$4,600							
E1030	Walk-In Refrigerator	10292041	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600													\$4,600						
E1030	Roof	10365705	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$6,300.00	\$6,300									\$6,300													\$6,300						
E1030	Roof	10365696	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$6,300.00	\$6,300									\$6,300													\$6,300						
E1040	Classrooms Art 102	10291972	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$3,200						\$3,200																\$3,200						
E1040	Classrooms Art 102	10291982	Ceramics Equipment, Kiln, Replace	20	15	5	1	EA	\$3,200.00	\$3,200						\$3,200																\$3,200						
E1040	Hallways & Common Areas	10292002	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	2	EA	\$1,500.00	\$3,000					\$3,000									\$3,000								\$6,000						
E1070	Cafeteria Stage	10291977	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	500	SF	\$13.00	\$6,500						\$6,500														\$6,500	\$13,000							
E2010	Media Center	10292017	Casework, Countertop, Plastic Laminate, Replace	15	10	5	20	LF	\$50.00	\$1,000						\$1,000														\$1,000	\$2,000							
E2010	Reception	10292039	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	20	LF	\$500.00	\$10,000						\$10,000																\$10,000						
E2010	Reception	10291975	Casework, Countertop, Plastic Laminate, Replace	15	10	5	20	LF	\$50.00	\$1,000						\$1,000														\$1,000	\$2,000							
E2010	Media Center	10292023	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	20	LF	\$500.00	\$10,000						\$10,000																\$10,000						
E2010	Throughout Building	10292019	Casework, Countertop, Plastic Laminate, Replace	15	10	5	180	LF	\$50.00	\$9,000						\$9,000														\$9,000	\$18,000							
E2010	Throughout Building	10292080	Casework, Cabinetry, Standard, Replace	20	15	5	300	LF	\$300.00	\$90,000						\$90,000																\$90,000						
E2010	Lobby	10294878	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	25	5	25	LF	\$300.00	\$7,500						\$7,500																\$7,500						
G2050	Gymnasium	10292056	Sports Apparatus, Basketball Backboard, Building-Mounted, Replace	25	19	6	6	EA	\$2,370.00	\$14,220							\$14,220															\$14,220						
P2030	Various	11034888	Engineering Study, Environmental, Suspect Fungal Growth, Evaluate/Report	0	29	* 0	5	EA	\$3,500.00	\$17,500		\$17,500																				\$17,500						
P2030	Hallway 151	11034889	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	-1	1	1	EA	\$7,000.00	\$7,000		\$7,000																				\$7,000						
Y1050	Reception	10292085	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	-1	1	6	EA	\$80.00	\$480		\$480																				\$480						
Y1060	Staff Lounge 140	10292010	ADA Kitchen & Laundry Areas, Kitchen Sink & Counter, Full Reconfiguration, Renovate	0	-2	2	1	EA	\$15,000.00	\$15,000			\$15,000																			\$15,000						
Totals, Unescalated											\$0	\$27,180	\$15,000	\$475,400	\$270,093	\$493,280	\$1,412,972	\$30,400	\$217,800	\$357,500	\$3,000	\$299,619	\$356,301	\$0	\$186,300	\$34,730	\$1,512,021	\$0	\$260,200	\$43,993	\$70,230						\$6,066,018	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$27,995	\$15,914	\$519,482	\$303,991	\$571,847	\$1,687,163	\$37,388	\$275,903	\$466,456	\$4,032	\$414,743	\$508,000	\$0	\$281,795	\$54,108	\$2,426,350	\$0	\$442,973	\$77,141	\$126,843							\$8,242,125

Flower Valley Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3030	Portable 4 (ML705)	10292132	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	\$5,500.00	\$5,500						\$5,500																	\$5,500
D3030	Portable 1 (ML1204)	10292101	Heat Pump, Packaged & Wall-Mounted, Replace	20	7	13	1	EA	\$5,500.00	\$5,500														\$5,500									\$5,500
D3030	Portable 2 (ML1205)	10292103	Heat Pump, Packaged & Wall-Mounted, Replace	20	7	13	1	EA	\$5,500.00	\$5,500														\$5,500									\$5,500
D3030	Portable 3 (ML1259)	10292100	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500								\$5,500
D3030	Portable 2 (ML1380)	10292133	Heat Pump, Packaged & Wall-Mounted, Replace	20	1	19	1	EA	\$5,500.00	\$5,500																			\$5,500				\$5,500
D5020	Portables Electric Room	10294884	Distribution Panel, 120/240 V, Replace	30	24	6	1	EA	\$5,500.00	\$5,500							\$5,500																\$5,500
F1020	Site Storage	10292125	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	25	5	150	SF	\$25.00	\$3,750						\$3,750																	\$3,750
F1020	Portable 4 (ML705)	10292124	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	15	10	900	SF	\$100.00	\$90,000											\$90,000												\$90,000
F1020	Portable 1 (ML1204)	10292130	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	7	18	980	SF	\$100.00	\$98,000																			\$98,000				\$98,000
F1020	Portable 2 (ML1205 / ML1380)	10292131	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	7	18	1650	SF	\$100.00	\$165,000																		\$165,000					\$165,000
F1020	Portable 3 (ML1259)	10292104	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	6	19	950	SF	\$100.00	\$95,000																			\$95,000				\$95,000
G2020	Bus Loop	10292122	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	15600	SF	\$3.50	\$54,600			\$54,600																				\$54,600
G2020	Site Parking Areas	10292111	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	26000	SF	\$3.50	\$91,000			\$91,000																				\$91,000
G2020	Bus Loop	10292105	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	15600	SF	\$0.45	\$7,020				\$7,020				\$7,020						\$7,020									\$28,080
G2020	Site Parking Areas	10292099	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	26000	SF	\$0.45	\$11,700				\$11,700				\$11,700						\$11,700									\$46,800
G2020	Bus Loop	10294880	Parking Lots, Curb & Gutter, Concrete, Replace	50	48	2	100	LF	\$30.00	\$3,000			\$3,000																				\$3,000
G2030	Bus Loop	10294881	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	150	SF	\$20.00	\$3,000			\$3,000																				\$3,000
G2050	Site Sports Court	10292112	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	10500	SF	\$3.50	\$36,750			\$36,750																				\$36,750
G2050	Site Sports Court	10292120	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	10500	SF	\$0.45	\$4,725				\$4,725				\$4,725						\$4,725				\$4,725					\$18,900
G2050	Site Sports Fields	10292110	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	10	5	6	EA	\$450.00	\$2,700						\$2,700													\$2,700				\$5,400
G2050	Site Sports Court	10292106	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	4	EA	\$4,750.00	\$19,000							\$19,000																\$19,000
G2050	Site Sports Fields	10294882	Sports Apparatus, Baseball, Foul Pole, Replace	25	17	8	2	EA	\$1,500.00	\$3,000									\$3,000														\$3,000
G2050	Site Sports Fields	10292102	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	2	EA	\$5,000.00	\$10,000									\$10,000														\$10,000
G2050	Site Playground Areas	10294885	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20																													

Replacement Reserves Report



5/14/2026

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	
G2050	Site Playground Areas	10292127	Play Structure, Multipurpose, Large, Replace	20	12	8	1	EA	\$35,000.00	\$35,000									\$35,000												\$35,000		
G2050	Site Playground Areas	10292098	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000		
G2050	Site Playground Areas	10292118	Play Structure, Multipurpose, Large, Replace	20	12	8	1	EA	\$35,000.00	\$35,000									\$35,000												\$35,000		
G2050	Site Playground Areas	10292116	Play Structure, Multipurpose, Large, Replace	20	12	8	1	EA	\$35,000.00	\$35,000									\$35,000												\$35,000		
G2050	Site Playground Areas	10292114	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$10,000.00	\$10,000									\$10,000												\$10,000		
G2060	Site Sports Fields	10292119	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	2	EA	\$600.00	\$1,200						\$1,200															\$1,200		
G2060	Site Front	10292109	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	1	EA	\$800.00	\$800						\$800															\$800		
G2060	Site Playground Areas	10292108	Picnic Table, Metal Powder-Coated, Replace	20	12	8	2	EA	\$700.00	\$1,400									\$1,400												\$1,400		
G2060	Site Playground Areas	10292117	Park Bench, Metal Powder-Coated, Replace	20	12	8	2	EA	\$700.00	\$1,400									\$1,400												\$1,400		
G2060	Site General	10292128	Fences & Gates, Fence, Chain Link 6', Replace	40	29	11	1400	LF	\$21.00	\$29,400											\$29,400										\$29,400		
G2060	Site Front	10292129	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000		
G2060	Building Exterior Front	10292123	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	32	EA	\$150.00	\$4,800						\$4,800															\$4,800		
G2060	Site Front	10292115	Flagpole, Metal, Replace	30	24	6	1	EA	\$2,500.00	\$2,500							\$2,500														\$2,500		
G2060	Site Playground Areas	10294887	Seating Wall, Brick/Stone, 18" Height, Replace	40	29	11	540	LF	\$180.00	\$97,200											\$97,200										\$97,200		
G2060	Site Front	10294886	Bollard, Concrete or Metal, Replace	30	22	8	2	EA	\$1,000.00	\$2,000									\$2,000												\$2,000		
G2060	Site Utility Areas	10292126	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	29	11	130	LF	\$160.00	\$20,800											\$20,800										\$20,800		
G4050	Site Parking Areas	10292107	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	18	2	9	EA	\$4,000.00	\$36,000			\$36,000																		\$36,000		
Totals, Unescalated											\$0	\$0	\$224,350	\$23,445	\$364,000	\$56,750	\$27,000	\$0	\$166,245	\$0	\$90,000	\$147,400	\$0	\$34,445	\$5,500	\$0	\$0	\$0	\$286,445	\$100,500	\$2,700	\$1,528,780	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$238,013	\$25,619	\$409,685	\$65,789	\$32,239	\$0	\$210,594	\$0	\$120,952	\$204,036	\$0	\$50,584	\$8,319	\$0	\$0	\$0	\$0	\$487,653	\$176,227	\$4,877	\$2,034,588

* 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	10291990	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Flower Valley Elementary School / Main Building	Boiler Room 130	State Industries, Inc.	EN6-50-DORT 130	2430140064722	2024		
2	10292022	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Flower Valley Elementary School / Main Building	Boiler Room 130	State Industries, Inc.	EN6-50-DORT 130	2429139976108	2024		
3	10292044	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Flower Valley Elementary School / Main Building	Boiler Room 130	Lochinvar	CNR199-100-DF9	KM0735547	1996		
4	10292009	D2010	Water Heater	Gas, Tankless	11.2 GPM	Flower Valley Elementary School / Main Building	Boiler Room 130	Navien	NP-240 (NG)	9928J1130303064	2011		
5	10292088	D2010	Backflow Preventer	Domestic Water	1.25 IN	Flower Valley Elementary School / Main Building	Boiler Room 130	Watts Regulator	909 M101	385124	1996		
6	10292036	D2010	Backflow Preventer	Domestic Water	.75 IN	Flower Valley Elementary School / Main Building	Building Services 105	Watts Regulator	009-M201	88720	1988		
7	10292051	D2060	Air Compressor	Tank-Style	10 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	Curtis-Toledo	8DH6ED	NA	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10292058	D3020	Boiler [BOILER - 1]	Gas, HVAC	1399 MBH	Flower Valley Elementary School / Main Building	Boiler Room 130	Kewanee	KW5.0-192-G	20495	1996		
2	10292021	D3020	Boiler [BOILER - 2]	Gas, HVAC	1399 MBH	Flower Valley Elementary School / Main Building	Boiler Room 130	Kewanee	KW5.0-192-G	20494	1996		
3	10292071	D3020	Unit Heater	Electric	5 kW	Flower Valley Elementary School / Main Building	Boiler Room 130	Trane	UHEC-053DACA	NA	1996		
4	10292028	D3020	Unit Heater	Electric	5 kW	Flower Valley Elementary School / Main Building	Electrical Room 131	Trane	UHEC-053DACA	NA	1996		
5	10291994	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Gym 100C	Trane	UHSA042S8DAAC	Inaccessible	1996		
6	10292069	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Compactor 133	Trane	UHSA042S8DAAC	A95K11313	1996		
7	10365710	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Site Storage Door 16	Trane	UHSA042S8DAAC	Inaccessible			
8	10292004	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Compactor 133	Trane	UHSA042S8DAAC	A95K11310	1996		
9	10292024	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Gym 100B	Trane	UHSA042S8DAAC	Inaccessible	1996		
10	10292050	D3020	Unit Heater	Hydronic	42 MBH	Flower Valley Elementary School / Main Building	Gym 100D	Trane	UHSA042S8DAAC	Inaccessible	1996		
11	10292020	D3030	Chiller	Air-Cooled	110 TON	Flower Valley Elementary School / Main Building	Site Utility Areas	Trane	Illegible	Illegible	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10292101	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Flower Valley Elementary School / Site	Portable 1 (ML1204)	Bard	T42S1DA10UMXXXE	391C183529078-02	2018		
13	10292103	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Flower Valley Elementary School / Site	Portable 2 (ML1205)	Bard Manufacturing Company	T42S1DA10UMXXXE	391C183529073-02	2018		
14	10292100	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Flower Valley Elementary School / Site	Portable 3 (ML1259)	Bard	T42S1DA10UMXXXE	391H193660618-02	2019		
15	10292132	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Flower Valley Elementary School / Site	Portable 4 (ML705)	Bard Manufacturing Company	Illegible	Illegible	2010		
16	10292133	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Flower Valley Elementary School / Site	Portable 2 (ML1380)	Bard Manufacturing Company	T42S1DA10RMXXXE	391F244205794-02	2024		
17	10365693	D3030	Split System	Interior & Exterior Component Pairing	5 TON	Flower Valley Elementary School / Main Building	Roof	Trane	TTA060C400A0	L183YXSFF	1996		
18	10365713	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Flower Valley Elementary School / Main Building	Roof	Trane	Illegible	Illegible	1996		
19	10365679	D3030	Split System	Interior & Exterior Component Pairing	5 TON	Flower Valley Elementary School / Main Building	Roof	Trane	TTA060C400A0	L183Y0YFF	1996		
20	10365702	D3030	Split System Ductless	Single Zone	.75 TON	Flower Valley Elementary School / Main Building	Roof	Sanyo	CH0922	Illegible	1996		
21	10365687	D3030	Split System Ductless	Single Zone	.75 TON	Flower Valley Elementary School / Main Building	Roof	Sanyo	CHO921	Illegible	1996		
22	10365688	D3030	Split System Ductless	Single Zone	1 TON	Flower Valley Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	1996		
23	10365703	D3030	Split System Ductless	Single Zone	1.5 TON	Flower Valley Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A18NHA4	1YU04436A	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
24	10365676	D3030	Split System Ductless	Single Zone	.75 TON	Flower Valley Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	1996		
25	10365697	D3030	Split System Ductless	Single Zone	.75 TON	Flower Valley Elementary School / Main Building	Roof	Mitsubishi Electric	SUZ-KA09NA	81P00097	2018		
26	10292006	D3050	Air Handler [AHU - 2]	Interior AHU, Easy/Moderate Access	4800 CFM	Flower Valley Elementary School / Main Building	Boiler Room 130	Trane	MCCA012GAL0AAA000D0ERA00B0A0000BC000B000000	K96A05592	1996		
27	10291971	D3050	Air Handler [AHU - 4]	Interior AHU, Easy/Moderate Access	2400 CFM	Flower Valley Elementary School / Main Building	Boiler Room 130	Trane	MCCA006GAL0AAA000D0EBA00B0A0000AA000B000000	K96A05603	1996		
28	10291983	D3050	Air Handler [AHU-1 OFFICE]	Interior AHU, Easy/Moderate Access	1200 CFM	Flower Valley Elementary School / Main Building	Wire Closet 117	Trane	MCCA003GAL0BBB000D0EBA00B0A0000AA000B000000	K96A05520	1996		
29	10291986	D3050	Air Handler [AHU-5 MEDIA CENTER]	Interior AHU, Easy/Moderate Access	3200 CFM	Flower Valley Elementary School / Main Building	Mechanical Room 119	Trane	MCCA008GAL0BBC000E0EBAA0B0A0000BA000B000000	K96A05470	1996		
30	10292074	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	1200 CFM	Flower Valley Elementary School / Main Building	Mechanical Room 164	Trane	MCCA003GAL0BAC000B0EBA00B0A0000BA000B000000	K96A05500	1996		
31	10291978	D3050	Air Handler [HV-1]	Interior AHU, Easy/Moderate Access	4000 CFM	Flower Valley Elementary School / Main Building	Gym 100B	Trane	010D0B0B000000	K96A05488	1996		
32	10365704	D3060	Exhaust Fan	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4X-QD	95L03954	1996		
33	10365709	D3060	Exhaust Fan	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4X-QD	95L03955	1996		
34	10365689	D3060	Exhaust Fan	Centrifugal, 16" Damper	1059 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	G-95-DGEX-QD	95L04929	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
35	10365691	D3060	Exhaust Fan	Centrifugal, 16" Damper	1059 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	G-95-DGEX-QD	95L04934	1996		
36	10365680	D3060	Exhaust Fan [F-10]	Centrifugal, 24" Damper	2041 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-140-4	95L05732	1996		
37	10365714	D3060	Exhaust Fan [F-12]	Centrifugal, 24" Damper	2127 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-160-4	95L05803	1996		
38	10365678	D3060	Exhaust Fan [F-14]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03922	1996		
39	10365700	D3060	Exhaust Fan [F-15]	Centrifugal, 24" Damper	2629 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-160-4	95L05804	1996		
40	10365692	D3060	Exhaust Fan [F-19]	Centrifugal, 12" Damper	855 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	G-90-E	95L04875	1996		
41	10365681	D3060	Exhaust Fan [F-2]	Centrifugal, 36" Damper	8747 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-300-10	95L0603	1996		
42	10365683	D3060	Exhaust Fan [F-20]	Centrifugal, 16" Damper	1526 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-100-4	NA	1996		
43	10365677	D3060	Exhaust Fan [F-21]	Centrifugal, 24" Damper	2712 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-200-4	95L05985	1996		
44	10365682	D3060	Exhaust Fan [F-22]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03923	1996		
45	10365695	D3060	Exhaust Fan [F-23]	Centrifugal, 24" Damper	2203 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-200-4	95L05986	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	10365706	D3060	Exhaust Fan [F-24]	Centrifugal, 24" Damper	2629 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-160-4	95L05805	1996		
47	10365686	D3060	Exhaust Fan [F-25]	Centrifugal, 24" Damper	2629 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-160-4	95L05806	1996		
48	10365708	D3060	Exhaust Fan [F-26]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03924	1996		
49	10365701	D3060	Exhaust Fan [F-26]	Centrifugal, 24" Damper	2629 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-160-4	95L05807	1996		
50	10365711	D3060	Exhaust Fan [F-29]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03925	1996		
51	10365698	D3060	Exhaust Fan [F-3]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03926	1996		
52	10365694	D3060	Exhaust Fan [F-31]	Centrifugal, 16" Damper	1944 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-130-4	95L06682	1996		
53	10365707	D3060	Exhaust Fan [F-32]	Centrifugal, 12" Damper	855 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-90-4	95L05898	1996		
54	10365690	D3060	Exhaust Fan [F-5]	Centrifugal, 12" Damper	855 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-90-4	95L05899	1996		
55	10365712	D3060	Exhaust Fan [F-6]	Centrifugal, 16" Damper	1249 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-130-4	95106683	1996		
56	10365699	D3060	Exhaust Fan [F-7]	Centrifugal, 16" Damper	1170 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-80-4	95L05861	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10365685	D3060	Exhaust Fan [F-8]	Centrifugal, 16" Damper	1692 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-120-4	95L03927	1996		
58	10365684	D3060	Exhaust Fan [F-9]	Centrifugal, 24" Damper	2041 CFM	Flower Valley Elementary School / Main Building	Roof	Greenheck	GB-140-4	95L05731	1996		
59	10292060	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Flower Valley Elementary School / Main Building	Commercial Kitchen	Mars Air Systems	LPV236-1UA-OB	1015669S	2015		
60	10292033	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Flower Valley Elementary School / Main Building	Commercial Kitchen	Mars Air Systems	LPV236-1UA-OB	1015668S	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10294877	D4010	Backflow Preventer	Fire Suppression	6 IN	Flower Valley Elementary School / Main Building	Boiler Room 130	Febco	LF870V	N1804120943	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10292015	D5010	Generator	Gas or Gasoline	30 KW	Flower Valley Elementary School / Main Building	Site Utility Areas	Generac	SG 030-K365.7N18CBNNY	Illegible	1996		
2	10292066	D5010	Automatic Transfer Switch	ATS	100 AMP	Flower Valley Elementary School / Main Building	Electrical Room 131	Generac	96A00564-W	32840	1996		
3	10291988	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Flower Valley Elementary School / Main Building	Electrical Room 131	Cutler-Hammer	U48M28T55G	J96 B0906	1996		
4	10291985	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Flower Valley Elementary School / Main Building	Electrical Room 131	Cutler-Hammer	U48M28T15B	J96 A2519	1996		
5	10291974	D5020	Switchboard [MAIN BREAKER]	277/480 V	1600 AMP	Flower Valley Elementary School / Main Building	Electrical Room 131	Cutler-Hammer	Pow-R-Line C	NA	1996		
6	10291998	D5020	Switchboard [MCB SECTION]	277/480 V	1600 AMP	Flower Valley Elementary School / Main Building	Electrical Room 131	Cutler-Hammer	Pow-R-Line C	NA	1996		
7	10294884	D5020	Distribution Panel	120/240 V	225 AMP	Flower Valley Elementary School / Site	Portables Electric Room	Square D	NQ	NA			
8	10291996	D5020	Distribution Panel [L2 SEC1]	120/208 V	400 AMP	Flower Valley Elementary School / Main Building	Storage Room 105B	Cutler-Hammer	PRL1	NA	1996		
9	10291987	D5020	Distribution Panel [L2 SEC2]	120/208 V	400 AMP	Flower Valley Elementary School / Main Building	Storage Room 105B	Cutler-Hammer	PRL1	NA	1996		
10	10292011	D5030	Motor [PUMP - 1] AHU or Pump		10 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	MagneTek	Illegible	Illegible	1996		
11	10292063	D5030	Motor [PUMP - 2] AHU or Pump		10 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	MagneTek	Illegible	Illegible	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10292045	D5030	Motor [PUMP - 3] AHU or Pump		3 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	MagneTek	E182T	BN8	1996		
13	10292008	D5030	Motor [PUMP - 4] AHU or Pump		3 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	MagneTek	E182T	BN8	1996		
14	10292047	D5030	Motor [PUMP - 7] AHU or Pump		10 HP	Flower Valley Elementary School / Main Building	Boiler Room 130	MagneTek	Illegible	Illegible	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10292067	D7050	Fire Alarm Panel	Fully Addressable		Flower Valley Elementary School / Main Building	Building Service Office	Fire-Lite Alarms, Inc.	MS-9600UDLS	NA	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10291981	E1030	Foodservice Equipment	Convection Oven, Double		Flower Valley Elementary School / Main Building	Kitchen	Blodgett	Zephaire	No dataplate	1996		
2	10292043	E1030	Foodservice Equipment	Dairy Cooler/Wells		Flower Valley Elementary School / Main Building	Kitchen	True Manufacturing Co	TMC-58-8-DS-SS-HC	8960604	1996		
3	10292070	E1030	Foodservice Equipment	Range, 2-Burner		Flower Valley Elementary School / Main Building	Kitchen	Garland	M12S	No dataplate	1996		
4	10291993	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Flower Valley Elementary School / Main Building	Kitchen	Beverage-Air Corporation	PRZ4-1AS	NA	1996		
5	10291984	E1030	Foodservice Equipment	Sink, 3-Bowl		Flower Valley Elementary School / Main Building	Commercial Kitchen				1996		
6	10365705	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	12000 BTUH	Flower Valley Elementary School / Main Building	Roof	Heatcraft	M0H025L63S	T18H08512	2018		
7	10365696	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	8850 BTUH	Flower Valley Elementary School / Main Building	Roof	Heatcraft	M0H010X63S	T18H08510	2018		
8	10292086	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Flower Valley Elementary School / Main Building	Walk-In Freezer	Larkin Heatcraft	LCE676BEB	T18H10485	2018		
9	10292041	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Flower Valley Elementary School / Main Building	Walk-In Refrigerator	Larkin Heatcraft	LCA672AEB	T18H10471	2018		
10	10291995	E1030	Foodservice Equipment	Walk-In, Freezer		Flower Valley Elementary School / Main Building	Commercial Kitchen	Everidge	E225993	273931-J02	1996		
11	10292097	E1030	Foodservice Equipment	Walk-In, Refrigerator		Flower Valley Elementary School / Main Building	Commercial Kitchen	Everidge	E225993	273931-01-J01	1996		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10291972	E1040	Ceramics Equipment	Kiln		Flower Valley Elementary School / Main Building	Classrooms Art 102	Paragon	SNF823	309323	1996		
13	10291982	E1040	Ceramics Equipment	Kiln		Flower Valley Elementary School / Main Building	Classrooms Art 102	Paragon	SNF823	309548	1996		
14	10292002	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Flower Valley Elementary School / Main Building	Hallways & Common Areas						2