FACILITY CONDITION ASSESSMENT

prepared for

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

Galway Elementary School
12612 Galway Drive
Silver Spring, MD 20904

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

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

BV PROJECT #:
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DATE OF REPORT:
May 1, 2026

ON SITE DATE:
November 10-11, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	12612 Galway Drive, Silver Spring, Maryland 20904
Site Developed	1967 Renovated 2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 10-11, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Jorge Alberto Galdamez
Assessment and Report Prepared By	Tyler Murphy
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Galway Elementary School is located in Silver Spring, Maryland and was originally constructed in 1967. There was a major renovation in 2009 that covered almost all aspects of the building including the roof, façade, and MEPF equipment.

Architectural

The majority of interior and exterior finishes were fully renovated or refurbished in the 2009 renovation. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated. There are multiple areas in the building that present concerning leak issues that should be further addressed with follow-up studies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF equipment was replaced in the 2009 renovation. Each classroom has its own dedicated water source heat pump and the rest of the HVAC equipment outside of the mechanical room is located on the roof. This includes multiple energy recovery air handlers and a large cooling tower. One ERU unit is not functioning properly especially during summer hours when it is most necessary for cooling. The water heater was recently replaced in 2021. The electrical needs are met by a main switchboard with smaller panels and transformers throughout the building. There is a fully addressable alarm system, and the building has full fire suppression sprinkler coverage.

Site

The parking lots are in fair condition with a few scattered cracks. There are multiple areas of concrete sidewalk that are broken or have trip hazards due to settlement. A large amount of the sealant between the building and the surrounding sidewalk is in poor condition or has been removed and not replaced.

There are multiple asphalt play areas along with a playground area on either side of the school for lower and higher grade levels. There are two portable classroom units and there is a small gap at the end of the fence between the side of the portable.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with moisture intrusion via overhead pipes in the media center and near room 167 and in room 135.

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 MDCI 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 0.448617.

Immediate Needs

Facility/Building	Total Items	Total Cost
Galway Elementary School / Main Building	3	$3,800
Total	**3**	**$3,800**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10049869	135	D2010	Plumbing System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,300
10049870	Media Center	D2010	Plumbing System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,300
10049875	Hallway near room 167	D3050	HVAC System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,300
Total (3 items)						**$3,900**

Key Findings

Sidewalk in Poor condition.

any pavement type, Sectional Repairs per Man-Day
Site Galway Elementary School Site Parking Areas

Uniformat Code: G2030
Recommendation: **Repair in 2026**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Several areas where concrete is cracked or shifted to present trip hazards. Sealant around building and sidewalk is largely missing. - AssetCALC ID: 10050547

Pump in Poor condition.

Distribution, HVAC Heating Water
Main Building Galway Elementary School Main Mechanical Room

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,100

**$$**$$

Pump is heavily corroded around seams. - AssetCALC ID: 10048308

Plumbing System in Poor condition.

any type, Repairs per Man-Day
Main Building Galway Elementary School Media Center

Uniformat Code: D2010
Recommendation: **Repair in 2025**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

Pipe in media center has trail of leaking water. - AssetCALC ID: 10049870

Plumbing System in Poor condition.

any type, Repairs per Man-Day
Main Building Galway Elementary School 135

Uniformat Code: D2010
Recommendation: **Repair in 2025**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

Drainpipe in ceiling is leaking onto the floor in mechanical room. - AssetCALC ID: 10049869

HVAC System in Poor condition.

any type, Repairs per Man-Day
Main Building Galway Elementary School
Hallway near room 167

Uniformat Code: D3050
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$**$$$

Onsite contact noted major issues with this area leaking. Roofing company inspected and said it was an issue with HVAC or plumbing. - AssetCALC ID: 10049875

Air Handler in Poor condition.

Exterior AHU, 10001 to 15000 CFM
Main Building Galway Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $84,000

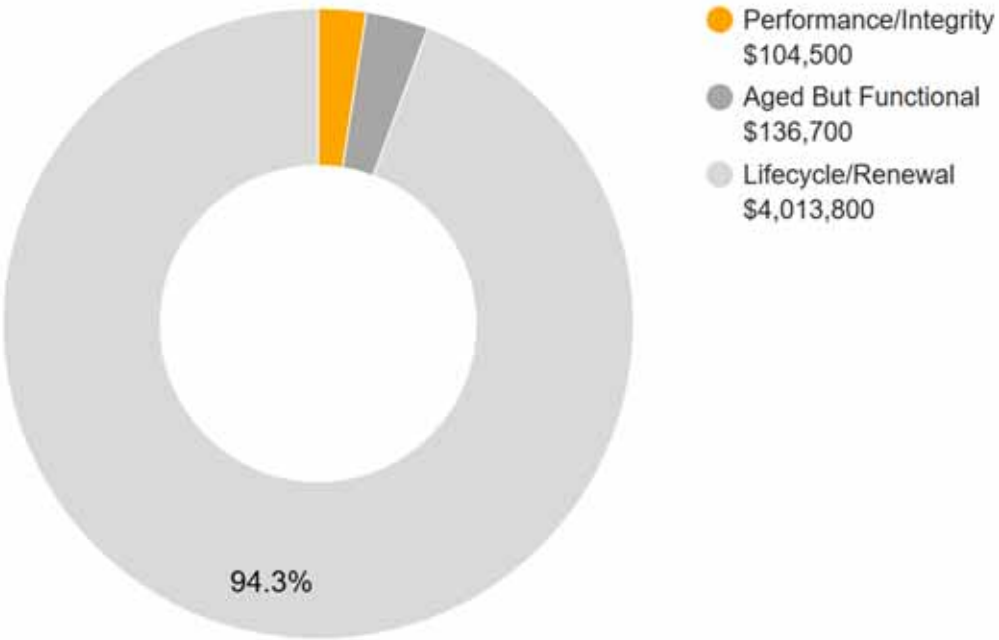
$$$$

Unit is reported to have many issues and is incapable of heating multiple areas of the school. - AssetCALC ID: 10048410

Plan Types

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

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



10-YEAR TOTAL: $4,255,000

2. Main Building

Main Building: Systems Summary		
Address	12612 Galway Drive, Silver Spring, MD 20904	
GPS Coordinates	39.0639858, -76.9459716	
Constructed/Renovated	1967 / 2009	
Building Area	103,170 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, Carpet, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 2 hydraulic cars serving all floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks / tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, cooling tower, water source heat pumps, and cabinet terminal units Non-Central System: Packaged units and ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, incandescent Emergency Power: Not assessed due to no access	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	The plumbing is in poor condition. There are multiple areas where leaks have formed in the building that have not been properly addressed. Leaks are located in the media center, room 135, and near room 167. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
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.	

Main Building: Systems Summary

Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Second Elevator Room; locked room and no key ▪ Generator Room; locked room and no key

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	-	-	-	-	$1,376,800	$1,376,800
Facade	-	-	-	-	$1,535,200	$1,535,200
Roofing	-	-	-	$1,195,300	$11,600	$1,206,900
Interiors	-	-	$150,600	$764,100	$1,373,200	$2,287,800
Conveying	-	-	-	$12,100	$171,500	$183,500
Plumbing	$2,500	-	-	$18,400	$187,300	$208,200
HVAC	$1,300	$105,700	$319,400	$475,500	$1,107,800	$2,009,700
Fire Protection	-	-	-	-	$190,900	$190,900
Electrical	-	-	-	$119,400	$1,183,500	$1,302,900
Fire Alarm & Electronic Systems	-	-	-	$615,500	$676,900	$1,292,500
Equipment & Furnishings	-	-	$16,600	$171,700	$106,000	$294,200
TOTALS (3% inflation)	**$3,800**	**$105,700**	**$486,500**	**$3,372,000**	**$7,920,700**	**$11,888,700**

3. Site Summary

Site Information		
Site Area	8.7 acres (estimated)	
Parking Spaces	84 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	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
Site Development	-	-	$82,900	$44,200	$189,700	$316,800
Site Pavement	-	$37,200	$20,900	$36,000	$233,100	$327,100
Site Utilities	-	-	-	$65,900	-	$65,900
TOTALS (3% inflation)	**-**	**$37,200**	**$103,800**	**$146,000**	**$422,700**	**$709,700**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1967 - 2008	No	No
Main Building	1967 / 2008	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Galway Elementary School, 12612 Galway Drive, Silver Spring, MD 20904, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Tyler Murphy
Project Assessor

Reviewed by: Daniel White

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

8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

5 - ROOF OVERVIEW

6 - ROOFING

Photographic Overview

7 - LOBBY

8 - STAIRWELL

9 - TYPICAL HALLWAY

10 - TYPICAL HALLWAY

11 - TYPICAL CLASSROOM

12 - TYPICAL CLASSROOM

Photographic Overview

13 - ART CLASSROOM

14 - MEDIA CENTER

15 - MEDIA CENTER

16 - RESTROOM

17 - RESTROOM

18 - CAFETERIA

Photographic Overview

19 - CAFETERIA

20 - GYMNASIUM

21 - FACULTY LOUNGE

22 - BOILER

23 - BOILER

24 - HEAT PUMP

Photographic Overview

25 - PACKAGED UNIT

26 - AIR HANDLER

27 - SWITCHBOARD

28 - WATER HEATER

29 - FIRE ALARM SYSTEM

30 - PARKING LOTS

Photographic Overview

31 - SITE OVERVIEW

32 - SITE OVERVIEW

33 - SITE WALKWAY

34 - SITE OVERVIEW

35 - PARKING LOTS

36 - PLAY STRUCTURE

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-049.354	Galway Elementary School
Source	**On-Site Date**
Google	November 10-11, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Galway Elementary School

Name of person completing form: Jorge Alberto Galdamez

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 8 years

Date Completed: 11/10/2025

Phone Number: 240-408-9947

Method of Completion: PRIOR- fully completed by client

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: 2008	
2	Building size in SF	103,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2009	
		Roof	2009	
		Interiors	2009	
		HVAC	2009	
		Electrical	2009	
		Site Pavement	2009	
		Accessibility	2009	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

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				Small leak in media center, also near room 167
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?	X				
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
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				Cafeteria not cooled during summertime
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				Some exterior lights still pending replacement
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	X				Caulking around sidewalk and various other issues with sidewalk surface
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			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

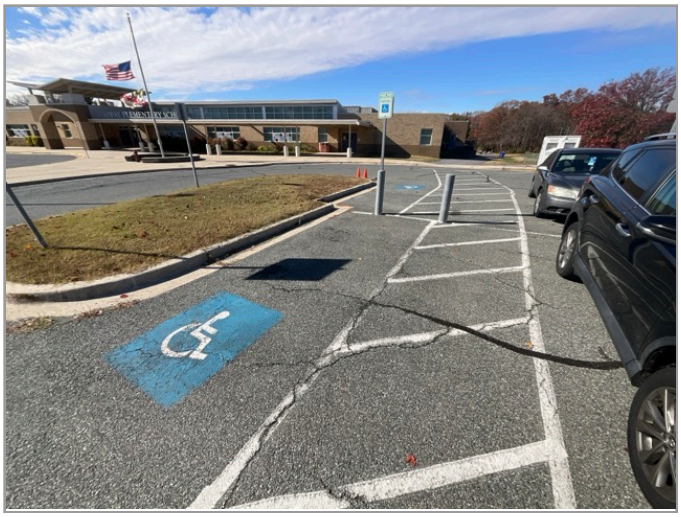
Property Name: Galway Elementary School

BV Project Number: 172559.25R000-049.354

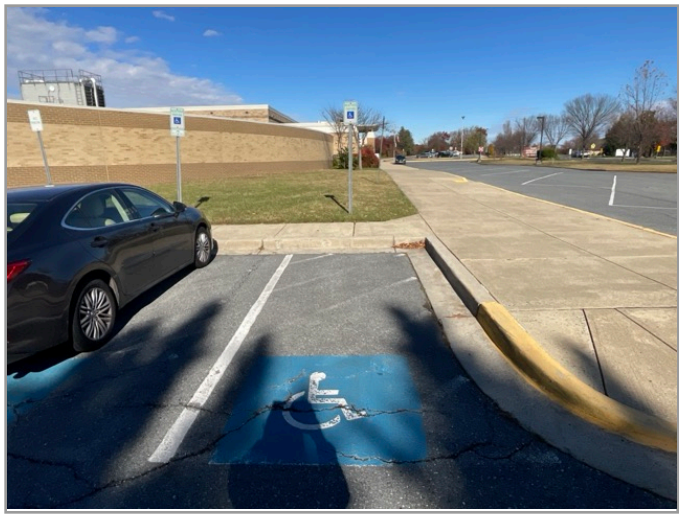
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ACCESSIBLE ENTRANCE

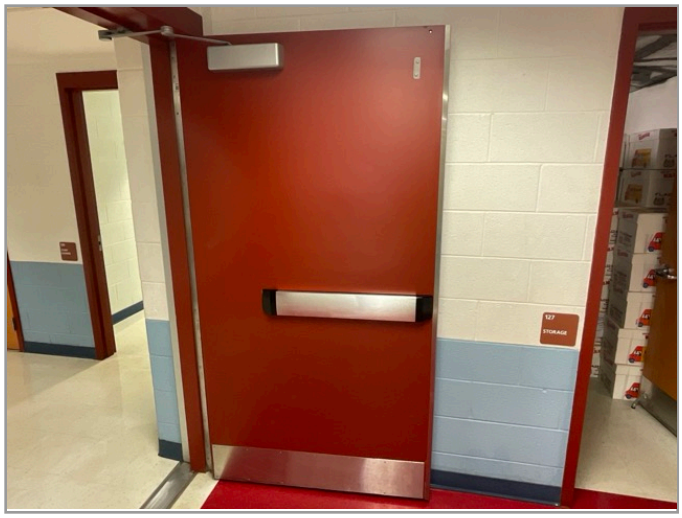
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH



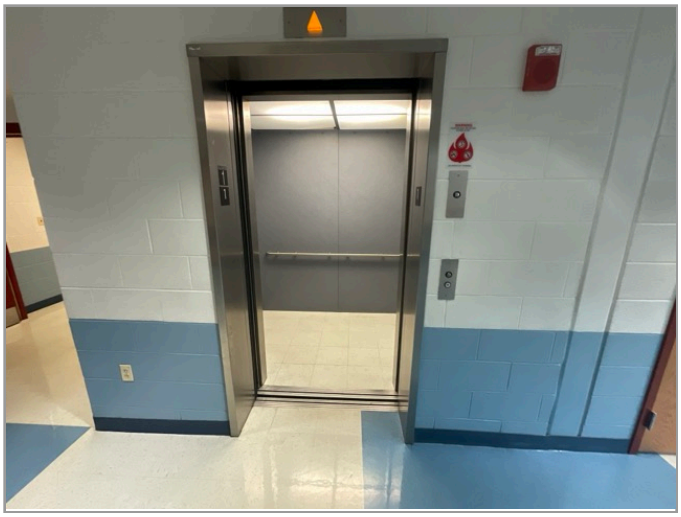
DOOR HARDWARE

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

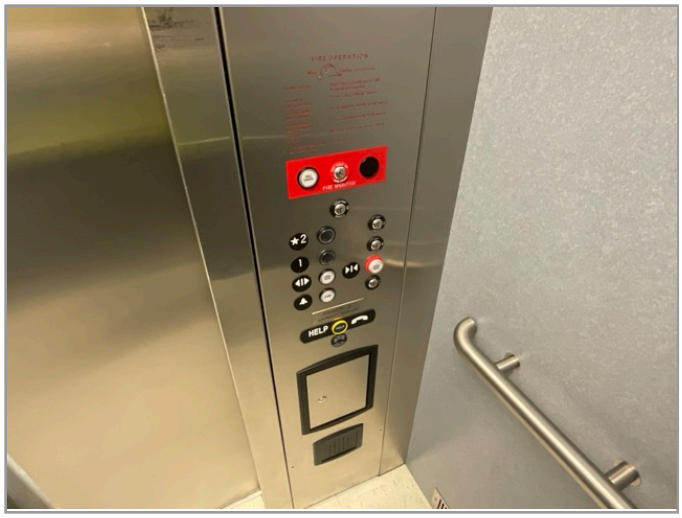
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?			X	
10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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



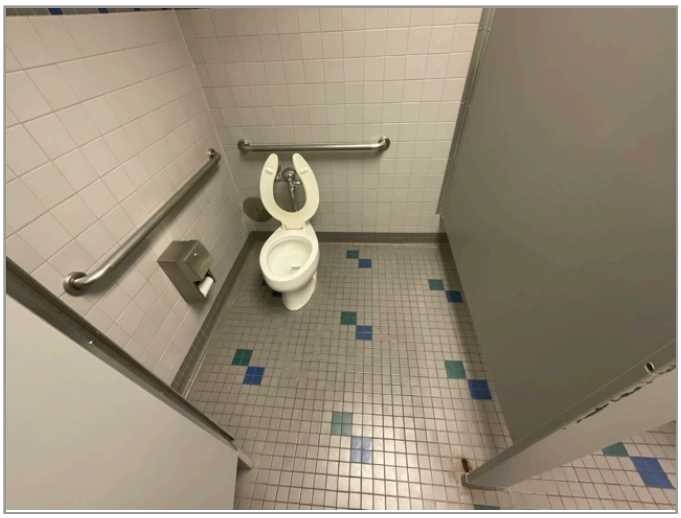
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A4010	Substructure	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	70,000	SF	17	10049880
B1010	Superstructure	Good	Structural Framing, Steel Columns & Beams, 1-2 Story Building, 1-2 Story Building	103,170	SF	58	10049878
Facade							
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	12,200	SF	20	10049877
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	29,300	SF	14	10048290
B2020	Building Exterior	Fair	Glazing, any type by SF	7,300	SF	18	10048346
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3		15	10048430
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	39		18	10048401
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	67,400	SF	8	10048286
B3010	Roof	Fair	Roofing, Metal	2,600	SF	27	10048416
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,625	SF	12	10048449
Interiors							
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	200		23	10048412
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	24		28	10048320
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	83,600	SF	14	10048396
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	59		12	10048319
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	24,800	SF	22	10048374
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	140,300	SF	6	10048272
C2030	Gymnasium	Fair	Flooring, Wood, Sports	5,200	SF	4	10049871
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	78,600	SF	9	10048431
C2030	Restrooms	Fair	Flooring, Ceramic Tile	15,500	SF	17	10048291
C2030	Media Center	Fair	Flooring, Carpet, Commercial Tile	4,000	SF	5	10050362

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,300 SF	4	10049872
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	16	10048334
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	10	10048366
D1010	003	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	14	10048383
Plumbing						
D2010	135	Poor	Plumbing System, any type, Repairs per Man-Day, Repair	1	0	10049869
D2010		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	10048339
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	8	14	10049873
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	59	13	10048279
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	7	10049876
D2010	Main Mechanical Room	Fair	Backflow Preventer, Domestic Water, 3 IN	1	16	10048285
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	103,170 SF	22	10048373
D2010		Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	14	10048295
D2010	Media Center	Poor	Plumbing System, any type, Repairs per Man-Day, Repair	1	0	10049870
D2010	Main Mechanical Room	Fair	Backflow Preventer, Domestic Water, .75 IN	1	9	10048398
D2010	Restrooms	Fair	Toilet, Child-Sized	20	22	10048406
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	6	13	10049881
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	10	10048365
D2010	Restrooms	Fair	Urinal, Standard	9	13	10048282
D2010	Main Mechanical Room	Good	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL, 100 GAL	1	11	10048307
HVAC						
D3020	Main Mechanical Room	Fair	Unit Heater, Electric, 10 kW	1	6	10048310
D3020	Main Mechanical Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	8	10048382
D3020	Restrooms	Fair	Unit Heater, Electric, 5 kW	8	4	10048364

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Main Mechanical Room	Fair	Boiler, Gas, HVAC, 2000 MBH	1	14	10048309
D3020	Main Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 30 GAL	1	30	10048400
D3020	Throughout Building	Fair	Cabinet Heater, Electric, 3 to 4 LF, 4 LF	20	13	10048345
D3020	192	Fair	Unit Heater, Electric, 10 kW	1	6	10048429
D3020	Main Mechanical Room	Fair	Boiler, Gas, HVAC, 2000 MBH	1	14	10048384
D3020	Main Mechanical Room	Fair	Heat Exchanger, Plate & Frame, HVAC, 51 GPM	1	18	10048287
D3030	015	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048423
D3030	147	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048439
D3030	043	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048386
D3030	134	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [VHP-G]	1	6	10048283
D3030	183	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048341
D3030	049	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048405
D3030	026	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048355
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10048426
D3030	126	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [VHP-G]	1	6	10048435
D3030	121	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048433
D3030	033	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048311
D3030	Portable classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON, 3 TON	1	7	10048292
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	2	10048379
D3030	021	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048360
D3030	015	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048376
D3030	Across from 147	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048336
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10048305
D3030	Portable classrooms	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	7	10048372
D3030	134	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048438

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	049	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048442
D3030	141	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048304
D3030	020	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048371
D3030	009	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048369
D3030	155	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048281
D3030	043	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048422
D3030	Across from 147	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048323
D3030	155	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048419
D3030	126	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [VHP-G]	1	6	10048335
D3030	105	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048408
D3030	Main Mechanical Room	Fair	Chilled Water, Chemical Feed Dosing System	1	8	10048356
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	2	10048375
D3030	009	Fair	Heat Pump, Water Source, 5 TON, 5 TON [VHP-E]	1	6	10048327
D3030	026	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048358
D3030	147	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048315
D3030	141	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048395
D3030	135	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [VHP-F]	1	6	10048377
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10048288
D3030	033	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048314
D3030	100G	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048392
D3030	020	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048349
D3030	Mechanical Room Next to 012	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048363
D3030	183	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048403
D3030	113	Fair	Heat Pump, Water Source, 5 TON, 5 TON [VHP-E]	1	6	10048348
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048284

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	135	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048294
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048397
D3030	177	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048425
D3030	Main Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-G]	1	6	10048388
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	2	10048394
D3030	100G	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-F]	1	6	10048275
D3030	173	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048312
D3030	121	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [VHP-G]	1	6	10048424
D3030	173	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048273
D3030	146	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048432
D3030	021	Fair	Heat Pump, Water Source, 5 TON, 2 TON [VHP-A]	1	6	10048440
D3030	177	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [VHP-C]	1	6	10048417
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON, 412 TON	1	8	10048409
D3030	Roof	Excellent	Split System Ductless, Single Zone, 1 TON	1	15	10048318
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM, 11500 CFM	1	3	10048393
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	3	10048402
D3050	Hallway near room 167	Poor	HVAC System, any type, Repairs per Man-Day, Repair	1	0	10049875
D3050	Main Mechanical Room	Poor	Pump, Distribution, HVAC Heating Water, 1 - 3 HP	1	2	10048308
D3050	Main Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP	1	12	10048330
D3050	Main Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 30 HP	1	19	10048278
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	103,170 SF	25	10048332
D3050	Roof	Poor	Air Handler, Exterior AHU, 10001 to 15000 CFM, 12000 CFM	1	2	10048410
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	3	10048289
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM, 11000 CFM	1	3	10048344
D3050	Main Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 16 to 25 HP	1	12	10048326

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	103,170 SF	15	10048428
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM	1	3	10048337
D3050	Main Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 40 HP	1	13	10048293
D3050	Main Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP	1	4	10048280
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	13	10048324
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 500 [EF 1]	1	5	10048296
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 100 CFM	1	3	10048441
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 700 CFM	1	3	10048271
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500	1	4	10048367
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 500 [EF B]	1	5	10048378
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	13	10048437
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5500 CFM	1	6	10048306
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 500 [EF 4]	1	5	10048322
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 500 [EF 3]	1	5	10048444
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6000 CFM	1	4	10048404
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5500 CFM	1	6	10048276
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 500	1	5	10048301
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 100 CFM	1	3	10048359
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	13	10048347
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, 2500 [EF 2]	1	5	10048361
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	103,170 SF	15	10048446
D4010	Main Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	20	10048338
Electrical						
D5010	192	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS 1]	1	7	10048350

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	192	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	15	10048277
D5020	192	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10048447
D5020	192	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10048411
D5020	114	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL PH4]	1	13	10048302
D5020	114	Fair	Distribution Panel, 120/208 V, 400 AMP	1	13	10048351
D5020	192	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	17	10048427
D5020	192	Fair	Distribution Panel, 277/480 V, 600 AMP	1	13	10048298
D5020	Main Mechanical Room	Fair	Distribution Panel, 277/480 V, 600 AMP	1	13	10048321
D5020	192	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	17	10048357
D5020	114	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10048390
D5020	042	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL PH1]	1	13	10048436
D5020	042	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10048343
D5020	114	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	17	10048387
D5020	192	Fair	Switchboard, 277/480 V, 2500 AMP	1	28	10048421
D5020	042	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10048415
D5020	192	Fair	Distribution Panel, 277/480 V, 600 AMP	1	13	10048389
D5020	114	Fair	Distribution Panel, 277/480 V, 400 AMP	1	13	10048362
D5020	Main Mechanical Room	Fair	Distribution Panel, 277/480 V, 600 AMP	1	13	10048316
D5020	192	Fair	Distribution Panel, 277/480 V, 600 AMP	1	13	10048368
D5020	192	Fair	Distribution Panel, 120/208 V, 400 AMP	1	13	10048342
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	103,170 SF	23	10048329
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install [VFD-3]	1	11	10048434
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 40 HP, Replace/Install [VFD-1]	1	11	10048328
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 40 HP, Replace/Install [VFD-2]	1	11	10048331
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	103,170 SF	12	10048297

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, 400 WATT	16	12	10048274
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	103,170 SF	6	10048418
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	15	7	10049874
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	20	15	10049879
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	103,170 SF	11	10048414
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	103,170 SF	9	10048300
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	103,170 SF	12	10048313
D7050	192	Fair	Fire Alarm Panel, Fully Addressable	1	9	10048354
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	103,170 SF	8	10048385
Equipment & Furnishings						
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	20 LF	6	10048443
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	5	10048399
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10048380
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	10048413
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	10048333
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	14	10048448
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	10048352
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	10048303
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	10048445
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	12	10048317
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	11	10048420
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	10048370
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10048381
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	10048407

Component Condition Report | Galway Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	10048353
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	10048391
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	8	10048340
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	200 LF	8	10048270

Component Condition Report | Galway Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	65,000 SF	2	10049895
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	2,800 LF	18	10049884
G2030	Site Parking Areas	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	6	0	10050547
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	27,000 SF	27	10049891
G2030	Site Parking Areas	Fair	Sidewalk, Asphalt, Overlay	12,000 SF	5	10050546
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000 SF	5	10049883
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	11	10049893
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	2	11	10049892
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Chips 3" Depth	8,700 SF	9	10049896
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	12	10049882
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,400 SF	14	10049894
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	11	10049889
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	5	10049887
Sitework						
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	1	8	10049888
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	670 LF	15	10049890

Component Condition Report | Galway Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	6	10049885
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	13	8	10049886

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/4/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Galway Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Galway Elementary School / Main Building	$3,750	$0	$105,666	$293,616	$149,580	$43,357	$721,340	$59,034	$1,757,929	$813,578	$20,159	$329,767	$1,387,743	$368,308	$812,711	$901,552	$559,899	$1,983,087	$1,026,465	$47,520	$503,724	**$11,888,784**
Galway Elementary School / Site	$0	$6,180	$31,031	$0	$0	$103,755	$3,582	$35,974	$66,759	$39,730	$0	$124,581	$48,832	$0	$39,176	$18,789	$0	$48,346	$143,004	$0	$0	**$709,740**
Grand Total	**$3,750**	**$6,180**	**$136,697**	**$293,616**	**$149,580**	**$147,112**	**$724,922**	**$95,008**	**$1,824,687**	**$853,309**	**$20,159**	**$454,348**	**$1,436,575**	**$368,308**	**$851,888**	**$920,341**	**$559,899**	**$2,031,432**	**$1,169,469**	**$47,520**	**$503,724**	**$12,598,524**

Galway Elementary School

Galway Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
A4010	Substructure	10049880	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	75	58	17	70000	SF	$11.90	$833,000																		$833,000				**$833,000**
B2010	Building Exterior	10048290	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	6	14	29300	SF	$1.86	$54,498															$54,498							**$54,498**
B2010	Building Exterior	10049877	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	25	20	12200	SF	$22.00	$268,400																					$268,400	**$268,400**
B2020	Building Exterior	10048346	Glazing, any type by SF, Replace	30	12	18	7300	SF	$55.00	$401,500																			$401,500			**$401,500**
B2050	Building Exterior	10048401	Exterior Door, Steel, Commercial, Replace	40	22	18	39	EA	$4,060.00	$158,340																			$158,340			**$158,340**
B2050	Building Exterior	10048430	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	3	EA	$3,200.00	$9,600																$9,600						**$9,600**
B3010	Roof	10048286	Roofing, Built-Up, Replace	25	17	8	67400	SF	$14.00	$943,600									$943,600													**$943,600**
B3080	Building Exterior	10048449	Soffit/Fascia, Metal, Replace	25	13	12	1625	SF	$5.00	$8,125													$8,125									**$8,125**
C1070	Throughout Building	10048396	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	83600	SF	$3.50	$292,600															$292,600							**$292,600**
C1090	Restrooms	10048319	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	59	EA	$750.00	$44,250													$44,250									**$44,250**
C2010	Throughout Building	10048272	Wall Finishes, any surface, Prep & Paint	10	4	6	140300	SF	$1.50	$210,450							$210,450										$210,450					**$420,900**
C2030	Restrooms	10048291	Flooring, Ceramic Tile, Replace	40	23	17	15500	SF	$18.00	$279,000																		$279,000				**$279,000**
C2030	Throughout Building	10048431	Flooring, Vinyl Tile (VCT), Replace	15	6	9	78600	SF	$5.00	$393,000										$393,000												**$393,000**
C2030	Media Center	10050362	Flooring, Carpet, Commercial Tile, Replace	10	5	5	4000	SF	$6.50	$26,000						$26,000										$26,000						**$52,000**
C2030	Gymnasium	10049871	Flooring, Wood, Sports, Replace	30	26	4	5200	SF	$17.00	$88,400					$88,400																	**$88,400**
C2050	Throughout Building	10049872	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	9300	SF	$2.00	$18,600					$18,600										$18,600							**$37,200**
D1010	Elevator Shafts/Utility	10048366	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000														$9,000								**$9,000**
D1010	003	10048383	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	16	14	1	EA	$55,000.00	$55,000															$55,000							**$55,000**
D1010	Elevator Shafts/Utility	10048334	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	14	16	1	EA	$55,000.00	$55,000																	$55,000					**$55,000**
D2010	Main Mechanical Room	10048307	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL, Replace	15	4	11	1	EA	$17,000.00	$17,000												$17,000										**$17,000**
D2010	135	10049869	Plumbing System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,250.00	$1,250	$1,250																					**$1,250**
D2010	Media Center	10049870	Plumbing System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,250.00	$1,250	$1,250																					**$1,250**
D2010	Main Mechanical Room	10048398	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,100.00	$1,100										$1,100												**$1,100**
D2010	Main Mechanical Room	10048285	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$5,200.00	$5,200																	$5,200					**$5,200**
D2010	Throughout Building	10049876	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	6	EA	$1,200.00	$7,200								$7,200														**$7,200**
D2010	Throughout Building	10048365	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	4	EA	$1,500.00	$6,000														$6,000								**$6,000**
D2010	Main Building	10048339	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D2010	Restrooms	10048279	Toilet, Commercial Water Closet, Replace	30	17	13	59	EA	$1,300.00	$76,700														$76,700								**$76,700**
D2010	Utility Rooms/Areas	10049881	Sink/Lavatory, Service Sink, Floor, Replace	35	22	13	6	EA	$800.00	$4,800														$4,800								**$4,800**
D2010	Restrooms	10048282	Urinal, Standard, Replace	30	17	13	9	EA	$1,100.00	$9,900														$9,900								**$9,900**
D2010	Utility Rooms/Areas	10049873	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	21	14	8	EA	$1,400.00	$11,200															$11,200							**$11,200**
D2010	Main Building	10048295	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	16	14	1	EA	$1,700.00	$1,700															$1,700							**$1,700**
D3020	Main Mechanical Room	10048309	Boiler, Gas, HVAC, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Main Mechanical Room	10048384	Boiler, Gas, HVAC, Replace	30	16	14	1	EA	$50,800.00	$50,800															$50,800							**$50,800**
D3020	Main Mechanical Room	10048287	Heat Exchanger, Plate & Frame, HVAC, Replace	35	17	18	1	EA	$20,000.00	$20,000																			$20,000			**$20,000**
D3020	Restrooms	10048364	Unit Heater, Electric, Replace	20	16	4	8	EA	$1,800.00	$14,400					$14,400																		**$14,400**
D3020	Main Mechanical Room	10048310	Unit Heater, Electric, Replace	20	14	6	1	EA	$2,200.00	$2,200							$2,200															**$2,200**
D3020	192	10048429	Unit Heater, Electric, Replace	20	14	6	1	EA	$2,200.00	$2,200							$2,200															**$2,200**
D3020	Throughout Building	10048345	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	12	13	20	EA	$3,500.00	$70,000														$70,000								**$70,000**
D3020	Main Mechanical Room	10048382	Boiler Supplemental Components, Shot Feed Tank, Replace	30	22	8	1	EA	$1,520.00	$1,520									$1,520													**$1,520**
D3030	Roof	10048409	Cooling Tower, (Typical) Open Circuit , 301 to 500 TON, Replace	25	17	8	1	EA	$87,300.00	$87,300									$87,300													**$87,300**
D3030	Roof	10048379	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500																$3,500			**$7,000**

Replacement Reserves Report

3/4/2026

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
D3030	Roof	10048375	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500															$3,500				**$7,000**
D3030	Roof	10048394	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$3,500.00	$3,500			$3,500															$3,500				**$7,000**
D3030	Roof	10048426	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500														$3,500				**$7,000**
D3030	Roof	10048305	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500														$3,500				**$7,000**
D3030	Roof	10048288	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500														$3,500				**$7,000**
D3030	015	10048423	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	147	10048439	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	043	10048386	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	134	10048283	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	183	10048341	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	049	10048405	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	026	10048355	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	126	10048435	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	121	10048433	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	033	10048311	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	021	10048360	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	015	10048376	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	Across from 147	10048336	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	134	10048438	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	049	10048442	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	141	10048304	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	020	10048371	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	009	10048369	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	155	10048281	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	009	10048369	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	155	10048281	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	043	10048422	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	Across from 147	10048323	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	155	10048419	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	126	10048335	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	105	10048408	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	009	10048327	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	026	10048358	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	147	10048315	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	141	10048395	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	135	10048377	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	033	10048314	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	100G	10048392	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	020	10048349	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	Mechanical Room Next to 012	10048363	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	183	10048403	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	113	10048348	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	152	10048284	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	135	10048294	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	152	10048397	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	177	10048425	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	Main Mechanical Room	10048388	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	100G	10048275	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	173	10048312	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	121	10048424	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	173	10048273	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	146	10048432	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	021	10048440	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	177	10048417	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**

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
D3030	Portable classrooms	10048292	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	13	7	1	EA	$4,400.00	$4,400								$4,400														**$4,400**
D3030	Portable classrooms	10048372	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, Replace	20	13	7	1	EA	$4,400.00	$4,400								$4,400														**$4,400**
D3030	Roof	10048318	Split System Ductless, Single Zone, Replace	15	0	15	1	EA	$3,500.00	$3,500																$3,500						**$3,500**
D3030	Main Mechanical Room	10048356	Chilled Water, Chemical Feed Dosing System, Replace	15	7	8	1	EA	$5,000.00	$5,000									$5,000													**$5,000**
D3050	Main Mechanical Room	10048308	Pump, Distribution, HVAC Heating Water, Replace	15	13	2	1	EA	$5,100.00	$5,100			$5,100														$5,100					**$10,200**
D3050	Main Mechanical Room	10048280	Pump, Distribution, HVAC Heating Water, Replace	15	11	4	1	EA	$5,100.00	$5,100					$5,100														$5,100			**$10,200**
D3050	Main Mechanical Room	10048330	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, Replace	25	13	12	1	EA	$13,600.00	$13,600													$13,600									**$13,600**
D3050	Main Mechanical Room	10048326	Pump, Distribution, HVAC Chilled or Condenser Water, 16 to 25 HP, Replace	25	13	12	1	EA	$13,600.00	$13,600													$13,600									**$13,600**
D3050	Main Mechanical Room	10048293	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Main Mechanical Room	10048278	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	6	19	1	EA	$22,000.00	$22,000																			$22,000			**$22,000**
D3050	Hallway near room 167	10049875	HVAC System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,250.00	$1,250	$1,250																					**$1,250**
D3050	Roof	10048410	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	18	2	1	EA	$84,000.00	$84,000			$84,000																			**$84,000**
D3050	Roof	10048393	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	17	3	1	EA	$84,000.00	$84,000				$84,000																		**$84,000**
D3050	Roof	10048402	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$7,500				$7,500																		**$7,500**
D3050	Roof	10048289	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$7,500				$7,500																		**$7,500**
D3050	Roof	10048344	Air Handler, Exterior AHU, 10001 to 15000 CFM, Replace	20	17	3	1	EA	$84,000.00	$84,000				$84,000																		**$84,000**
D3050	Roof	10048337	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$58,800				$58,800																		**$58,800**
D3050	Throughout Building	10048428	HVAC System, Ductwork, Medium Density, Replace	30	15	15	103170	SF	$4.00	$412,680																$412,680						**$412,680**
D3060	Roof	10048441	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		**$1,200**
D3060	Roof	10048271	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	Roof	10048359	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		**$1,200**
D3060	Roof	10048367	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10048404	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$4,000					$4,000																	**$4,000**
D3060	Roof	10048296	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10048378	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10048322	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10048444	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10048301	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10048361	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	15	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	10048306	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	14	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D3060	Roof	10048276	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	14	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D3060	Kitchen	10048324	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	7	13	1	EA	$1,500.00	$1,500														$1,500								**$1,500**
D3060	Kitchen	10048437	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	7	13	1	EA	$1,500.00	$1,500														$1,500								**$1,500**
D3060	Kitchen	10048347	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	7	13	1	EA	$1,500.00	$1,500														$1,500								**$1,500**
D4010	Throughout Building	10048446	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	103170	SF	$1.07	$110,392																$110,392						**$110,392**
D4010	Main Mechanical Room	10048338	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	$10,500.00	$10,500																					$10,500	**$10,500**
D5010	192	10048350	Automatic Transfer Switch, ATS, Replace	25	18	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
D5010	192	10048277	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$8,500.00	$8,500																$8,500						**$8,500**
D5020	192	10048447	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5020	192	10048411	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																	$7,600					**$7,600**
D5020	192	10048427	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$6,700.00	$6,700																	$6,700					**$6,700**
D5020	192	10048357	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$16,000.00	$16,000																	$16,000					**$16,000**
D5020	114	10048390	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5020	042	10048343	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																	$7,600					**$7,600**
D5020	114	10048387	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$6,700.00	$6,700																	$6,700					**$6,700**
D5020	042	10048415	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$7,600.00	$7,600																	$7,600					**$7,600**
D5020	114	10048302	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	114	10048351	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	192	10048298	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	Main Mechanical Room	10048321	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	042	10048436	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	192	10048389	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**

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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
D5020	114	10048362	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	Main Mechanical Room	10048316	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	192	10048368	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	192	10048342	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5030	Main Mechanical Room	10048434	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$12,400.00	$12,400												$12,400										**$12,400**
D5030	Main Mechanical Room	10048328	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$17,000.00	$17,000												$17,000										**$17,000**
D5030	Main Mechanical Room	10048331	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$17,000.00	$17,000												$17,000										**$17,000**
D5040	Throughout Building	10048418	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	103170	SF	$0.65	$67,061							$67,061										$67,061					**$134,121**
D5040	Building Exterior	10049874	Exterior Light, any type, w/ LED Replacement, Replace	20	13	7	15	EA	$800.00	$12,000								$12,000														**$12,000**
D5040	Throughout Building	10048297	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	8	12	103170	SF	$5.00	$515,850													$515,850									**$515,850**
D5040	Gymnasium	10048274	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	8	12	16	EA	$1,700.00	$27,200													$27,200									**$27,200**
D5040	Building Exterior	10049879	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	20	EA	$400.00	$8,000																$8,000						**$8,000**
D6060	Throughout Building	10048414	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	103170	SF	$1.65	$170,231												$170,231										**$170,231**
D7030	Throughout Building	10048300	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	103170	SF	$2.00	$206,340										$206,340												**$206,340**
D7050	192	10048354	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D7050	Throughout Building	10048313	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	103170	SF	$3.00	$309,510													$309,510									**$309,510**
D8010	Throughout Building	10048385	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	103170	SF	$2.50	$257,925									$257,925													**$257,925**
E1030	Roof	10048352	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			**$12,600**
E1030	Roof	10048353	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			**$12,600**
E1030	Kitchen	10048399	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	8	LF	$300.00	$2,400						$2,400																**$2,400**
E1030	Kitchen	10048443	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	20	LF	$1,000.00	$20,000							$20,000															**$20,000**
E1030	Kitchen	10048380	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	10048370	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	10048391	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	$5,600.00	$5,600							$5,600										$5,600					**$11,200**
E1030	Kitchen	10048413	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	10048333	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	10048381	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	10048445	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$4,500										$4,500												**$4,500**
E1030	Kitchen	10048407	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	$3,600.00	$3,600										$3,600												**$3,600**
E1030	Kitchen	10048420	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	4	11	1	EA	$4,600.00	$4,600												$4,600										**$4,600**
E1030	Kitchen	10048303	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	$25,000.00	$25,000													$25,000									**$25,000**
E1030	Kitchen	10048317	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	8	12	1	EA	$15,000.00	$15,000													$15,000									**$15,000**
E1030	Kitchen	10048448	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	16	14	1	EA	$2,100.00	$2,100															$2,100							**$2,100**
E1070	Gymnasium	10048340	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	22	8	6	EA	$3,580.00	$21,480									$21,480													**$21,480**
E2010	Throughout Building	10048270	Casework, Cabinetry, Standard, Replace	20	12	8	200	LF	$300.00	$60,000									$60,000													**$60,000**
Totals, Unescalated											**$3,750**	**$0**	**$99,600**	**$268,700**	**$132,900**	**$37,400**	**$604,111**	**$48,000**	**$1,387,725**	**$623,540**	**$15,000**	**$238,231**	**$973,335**	**$250,800**	**$537,298**	**$578,672**	**$348,911**	**$1,199,800**	**$602,940**	**$27,100**	**$278,900**	**$8,256,711**
Totals, Escalated (3.0% inflation, compounded annually)											**$3,750**	**$0**	**$105,666**	**$293,616**	**$149,580**	**$43,357**	**$721,340**	**$59,034**	**$1,757,929**	**$813,578**	**$20,159**	**$329,767**	**$1,387,743**	**$368,308**	**$812,711**	**$901,552**	**$559,899**	**$1,983,087**	**$1,026,465**	**$47,520**	**$503,724**	**$11,888,784**

Galway Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10049895	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	65000	SF	$0.45	$29,250			$29,250					$29,250					$29,250				$29,250					**$117,000**
G2020	Site Parking Areas	10049884	Parking Lots, Curb & Gutter, Concrete, Replace	50	32	18	2800	LF	$30.00	$84,000																		$84,000				**$84,000**
G2030	Site Parking Areas	10050547	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	0	0	* 0	6	EA	$1,000.00	$6,000		$6,000																				**$6,000**
G2030	Site Parking Areas	10050546	Sidewalk, Asphalt, Overlay	25	20	5	12000	SF	$1.50	$18,000						$18,000																**$18,000**
G2050	Site Sports Fields & Courts	10049883	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	15000	SF	$3.50	$52,500						$52,500																**$52,500**
G2050	Site Sports Fields & Courts	10049887	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	20	5	4	EA	$4,750.00	$19,000						$19,000																**$19,000**
G2050	Site Sports Fields & Courts	10049882	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	8	12	1	EA	$5,000.00	$5,000													$5,000									**$5,000**
G2050	Site Playground Areas	10049894	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	11	14	7400	SF	$3.50	$25,900															$25,900							**$25,900**
G2050	Site Playground Areas	10049896	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	6	9	8700	SF	$3.50	$30,450										$30,450												**$30,450**
G2050	Site Playground Areas	10049893	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**
G2050	Site Playground Areas	10049892	Play Structure, Multipurpose, Small, Replace	20	9	11	2	EA	$10,000.00	$20,000												$20,000										**$20,000**
G2050	Site Playground Areas	10049889	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$35,000												$35,000										**$35,000**

Replacement Reserves Report

3/4/2026

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
G2060	Site General	10049888	Park Bench, Metal Powder-Coated, Replace	20	12	8	1	EA	$700.00	$700									$700													**$700**
G2060	Site General	10049890	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	670	LF	$18.00	$12,060																$12,060						**$12,060**
G2060	Site General	10049885	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
G4050	Site Parking Areas	10049886	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	12	8	13	EA	$4,000.00	$52,000									$52,000													**$52,000**
Totals, Unescalated											**$0**	**$6,000**	**$29,250**	**$0**	**$0**	**$89,500**	**$3,000**	**$29,250**	**$52,700**	**$30,450**	**$0**	**$90,000**	**$34,250**	**$0**	**$25,900**	**$12,060**	**$0**	**$29,250**	**$84,000**	**$0**	**$0**	**$515,610**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$6,180**	**$31,031**	**$0**	**$0**	**$103,755**	**$3,582**	**$35,974**	**$66,759**	**$39,730**	**$0**	**$124,581**	**$48,832**	**$0**	**$39,176**	**$18,789**	**$0**	**$48,346**	**$143,004**	**$0**	**$0**	**$709,740**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10048334	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Galway Elementary School / Main Building	Elevator Shafts/Utility						
2	10048383	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Galway Elementary School / Main Building	003	ThyssenKrupp	EP08020	EX6786			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10048307	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style, 71 to 120 GAL	100 GAL	Galway Elementary School / Main Building	Main Mechanical Room	A. O. Smith	BTH-199 300	2140126346929	2021		
2	10048285	D2010	**Backflow Preventer**	Domestic Water	3 IN	Galway Elementary School / Main Building	Main Mechanical Room						
3	10048398	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Galway Elementary School / Main Building	Main Mechanical Room	Watts Regulator	009M2	A33941			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10048309	D3020	**Boiler**	Gas, HVAC	2000 MBH	Galway Elementary School / Main Building	Main Mechanical Room	HydroTherm	KN-20	KN-H-NET-M07-1624	2009		
2	10048384	D3020	**Boiler**	Gas, HVAC	2000 MBH	Galway Elementary School / Main Building	Main Mechanical Room	HydroTherm	KN-20	Illegible			
3	10048287	D3020	**Heat Exchanger**	Plate & Frame, HVAC	51 GPM	Galway Elementary School / Main Building	Main Mechanical Room	Tranter	GXD-051-H-5-UP-203	SR 765	2008		
4	10048345	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	4 LF	Galway Elementary School / Main Building	Throughout Building						20
5	10048310	D3020	**Unit Heater**	Electric	10 kW	Galway Elementary School / Main Building	Main Mechanical Room						
6	10048364	D3020	**Unit Heater**	Electric	5 kW	Galway Elementary School / Main Building	Restrooms						8
7	10048429	D3020	**Unit Heater**	Electric	10 kW	Galway Elementary School / Main Building	192	Indeeco	239-U207U-DT5	A03C			
8	10048400	D3020	**Boiler Supplemental Components**	Expansion Tank	30 GAL	Galway Elementary School / Main Building	Main Mechanical Room						
9	10048409	D3030	**Cooling Tower**	(Typical) Open Circuit , 301 to 500 TON	412 TON	Galway Elementary School / Main Building	Roof	Baltimore Aircoil Company	3412C	U082808701	2008		
10	10048372	D3030	**Heat Pump**	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Galway Elementary School / Main Building	Portable classrooms	Bard Manufacturing Company	S38H1-A00	309J122928096-02	2012		
11	10048292	D3030	**Heat Pump**	Packaged & Wall-Mounted, 3 TON	3 TON	Galway Elementary School / Main Building	Portable classrooms	Bard Manufacturing Company	S38H1-A00	309J122928091-02	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048423	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	015	ClimateMaster	TSV024AEC40CLTS	L11433020	2008		
13	10048439	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	147	ClimateMaster	TSV024AEC40CRTS	L11433039	2008		
14	10048355	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	026	ClimateMaster	TSV024AEC40CRTS	L11433033	2008		
15	10048311	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	033	ClimateMaster	TSV024AEC40CLTS	L11433014	2008		
16	10048360	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	021	ClimateMaster	TSV024AEC40CLTS	L11433022	2008		
17	10048376	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	015	ClimateMaster	TSV024AEC40CRTS	L11433031	2008		
18	10048336	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	Across from 147	ClimateMaster	TSV024AEC40CRTS	L10719048	2008		
19	10048438	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	134	ClimateMaster	TSV024AEC40CLTS	L11433016	2008		
20	10048304	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	141	ClimateMaster	TSV024AEC40CLTS	L11433015	2008		
21	10048371	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	020	ClimateMaster	TSV024AEC40CLTS	L11433013	2008		
22	10048369	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	009	ClimateMaster	TSV024AEC40CRTS	L11433038	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10048281	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	155	ClimateMaster	TSV024AEC40CRTS	L11433035	2008		
24	10048422	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	043	ClimateMaster	TSV024AEC40CLTS	L11433019	2008		
25	10048323	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	Across from 147	ClimateMaster	TSV024AEC40CLTS	L10719047	2008		
26	10048419	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	155	ClimateMaster	TSV024AEC40CLTS	L11433025	2008		
27	10048358	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	026	ClimateMaster	TSV024AEC40CLTS	L11433012	2008		
28	10048315	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	147	ClimateMaster	TSV024AEC40CLTS	L11433024	2008		
29	10048395	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	141	ClimateMaster	TSV024AEC40CRTS	L11433028	2008		
30	10048314	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	033	ClimateMaster	TSV024AEC40CRTS	L11433041	2008		
31	10048392	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	100G	ClimateMaster	TSV024AEC40CLTS	L11433021	2008		
32	10048349	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	020	ClimateMaster	TSV024AEC40CRTS	L11433036	2008		
33	10048363	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	Mechanical Room Next to 012	ClimateMaster	TSV024AEC40CRTS	L11433030	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10048284	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	152	ClimateMaster	TSV024AEC40CLTS	L11433023	2008		
35	10048294	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	135	ClimateMaster	TSV024AEC40CRTS	L11433042	2008		
36	10048397	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	152	ClimateMaster	TSV024AEC40CRTS	L11433034	2008		
37	10048312	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	173	ClimateMaster	TSV024AEC40CRTS	L11433044	2008		
38	10048432	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	146	ClimateMaster	TSV024AEC40CRTS	L11433043	2008		
39	10048440	D3030	**Heat Pump** [VHP-A]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	021	ClimateMaster	TSV024AEC40CRTS	L11433029	2008		
40	10048386	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	043	ClimateMaster	TSV042AFC40CRTS	L11433183	2008		
41	10048341	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	183	ClimateMaster	TSV042AFC40CLTS	L11433174	2008		
42	10048405	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	049	ClimateMaster	TSV042AFC40CLTS	L11433172	2008		
43	10048433	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	121	ClimateMaster	TSV042AFC40CRTS	L11433175	2008		
44	10048442	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	049	ClimateMaster	TSV042AFC40CRTS	L11433181	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10048408	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	105	ClimateMaster	TSV042AFC40CRTS	L11433177	2008		
46	10048403	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	183	ClimateMaster	TSV042AFC40CRTS	L11433178	2008		
47	10048425	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	177	ClimateMaster	TSV042AFC40CLTS	L14089055	2008		
48	10048273	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	173	ClimateMaster	TSV042AFC40CRTS	L11433182	2008		
49	10048417	D3030	**Heat Pump** [VHP-C]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	177	ClimateMaster	TSV042AFC40CRTS	L11433179	2008		
50	10048327	D3030	**Heat Pump** [VHP-E]	Water Source, 5 TON	5 TON	Galway Elementary School / Main Building	009	ClimateMaster	TSV060AFC40CLTS	L11433257	2008		
51	10048348	D3030	**Heat Pump** [VHP-E]	Water Source, 5 TON	5 TON	Galway Elementary School / Main Building	113	ClimateMaster	TSV060AFC40CLTS	L11433256	2008		
52	10048377	D3030	**Heat Pump** [VHP-F]	Water Source, 5 TON	1.5 TON	Galway Elementary School / Main Building	135	ClimateMaster	TSV018BEC40CLTS	L11433005	2008		
53	10048275	D3030	**Heat Pump** [VHP-F]	Water Source, 5 TON	2 TON	Galway Elementary School / Main Building	100G	ClimateMaster	TSV024AEC40CRTS	L11433037	2008		
54	10048283	D3030	**Heat Pump** [VHP-G]	Water Source, 5 TON	1.5 TON	Galway Elementary School / Main Building	134	ClimateMaster	TSV018BEC40CRTS	L11433007	2008		
55	10048435	D3030	**Heat Pump** [VHP-G]	Water Source, 5 TON	1.5 TON	Galway Elementary School / Main Building	126	ClimateMaster	TSV018BEC40CLTS	L11433006	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10048335	D3030	**Heat Pump** [VHP-G]	Water Source, 5 TON	1.5 TON	Galway Elementary School / Main Building	126	ClimateMaster	TSV018BEC40CRTS	L11433009	2008		
57	10048388	D3030	**Heat Pump** [VHP-G]	Water Source, 5 TON	3.5 TON	Galway Elementary School / Main Building	Main Mechanical Room	ClimateMaster	TSV042AFC40CRTS	L11433176	2008		
58	10048424	D3030	**Heat Pump** [VHP-G]	Water Source, 5 TON	1.5 TON	Galway Elementary School / Main Building	121	ClimateMaster	TSV018BEC40CRTS	L11433008	2008		
59	10048426	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA2	7YU00084A	2007		
60	10048379	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi	PUY-A12NHA2	Illegible	2009		
61	10048305	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA2	7YU00079A	2007		
62	10048375	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi	PUY-12NHA2	7YU00085A	2007		
63	10048288	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA2	7YU00078A	2007		
64	10048394	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12HHA4	0YU00306A			
65	10048318	D3030	**Split System Ductless**	Single Zone	1 TON	Galway Elementary School / Main Building	Roof	Daikin Industries	RXF12BVJU9	Y006405	2025		
66	10048356	D3030	**Chilled Water**	Chemical Feed Dosing System		Galway Elementary School / Main Building	Main Mechanical Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10048278	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	30 HP	Galway Elementary School / Main Building	Main Mechanical Room	Marathon Electric	324TTDBD6026	WX20001305	2017		
68	10048326	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water, 16 to 25 HP		Galway Elementary School / Main Building	Main Mechanical Room	Marathon Electric	DVH 256TTDB4026AA H	Inaccessible			
69	10048308	D3050	**Pump**	Distribution, HVAC Heating Water	1 - 3 HP	Galway Elementary School / Main Building	Main Mechanical Room	Bell & Gossett	Illegible	Illegible			
70	10048293	D3050	**Pump**	Distribution, HVAC Heating Water	40 HP	Galway Elementary School / Main Building	Main Mechanical Room	Marathon Electric	EVK 324TTDC4025A	Inaccessible			
71	10048280	D3050	**Pump**	Distribution, HVAC Heating Water	3 HP	Galway Elementary School / Main Building	Main Mechanical Room	Bell & Gossett	NA	C057591-02 A80			
72	10048330	D3050	**Pump**	Distribution, HVAC Heating Water, 16 to 25 HP		Galway Elementary School / Main Building	Main Mechanical Room	Marathon Electric	EVC 25 TTDB4026AA	Inaccessible			
73	10048393	D3050	**Air Handler**	Exterior AHU, 10001 to 15000 CFM	11500 CFM	Galway Elementary School / Main Building	Roof	Innovent	E-LASER-2B-11500-WC/IP/FC/FR-1-A	207219-3	2008		
74	10048410	D3050	**Air Handler**	Exterior AHU, 10001 to 15000 CFM	12000 CFM	Galway Elementary School / Main Building	Roof	Innovent	E-LASER-28-12000-WC/IP/FC/FR-1-A	207219-1	2008		
75	10048344	D3050	**Air Handler**	Exterior AHU, 10001 to 15000 CFM	11000 CFM	Galway Elementary School / Main Building	Roof	Innovent	E-LASER-2B-4535-WC/IP/FC/FR-1-A	207219-2	2008		
76	10048337	D3050	**Air Handler**	Exterior AHU, 8001 to 10000 CFM	10000 CFM	Galway Elementary School / Main Building	Roof	Innovent	E-LASER-2B-1300-WC/IF/FC/FR-1-A	207219-5	2008		
77	10048402	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Galway Elementary School / Main Building	Roof	ClimateMaster	RE03FACAACMAAOB	L11434726	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10048289	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	Galway Elementary School / Main Building	Roof	ClimateMaster	RE03FACAACMAOB	L11434727	2008		
79	10048441	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	100 CFM	Galway Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
80	10048359	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	100 CFM	Galway Elementary School / Main Building	Roof	Penn Ventilator Company	Illegible	Illegible			
81	10048301	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500	Galway Elementary School / Main Building	Roof	Greenheck	6-080-D6EX-QD	11445376 0807	2008		
82	10048271	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	700 CFM	Galway Elementary School / Main Building	Roof	Penn Ventilator Company	AQ10	Illegible			
83	10048367	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1500	Galway Elementary School / Main Building	Roof	No dataplate					
84	10048306	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	5500 CFM	Galway Elementary School / Main Building	Roof	No dataplate					
85	10048404	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	6000 CFM	Galway Elementary School / Main Building	Roof	Penn Ventilator Company	Illegible	Illegible			
86	10048276	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	5500 CFM	Galway Elementary School / Main Building	Roof	No dataplate					
87	10048296	D3060	**Exhaust Fan** [EF 1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500	Galway Elementary School / Main Building	Roof	Greenheck	6-090-D-X	11130941 0801	2008		
88	10048361	D3060	**Exhaust Fan** [EF 2]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2500	Galway Elementary School / Main Building	Roof	Greenheck	6-160-B-X	11130842 0801	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10048444	D3060	**Exhaust Fan** [EF 3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500	Galway Elementary School / Main Building	Roof	Greenheck	6-085-D-X	11130843 0801	2008		
90	10048322	D3060	**Exhaust Fan** [EF 4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500	Galway Elementary School / Main Building	Roof	Greenheck	6-080-6-X	11130844 0801	2008		
91	10048378	D3060	**Exhaust Fan** [EF B]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500	Galway Elementary School / Main Building	Roof	Greenheck	6-095-D-X	11130845 0801	2008		
92	10048324	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Galway Elementary School / Main Building	Kitchen	Mars	WA36	0809PWA36-L 119258			
93	10048437	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Galway Elementary School / Main Building	Kitchen	Mars	WA36	0809PWA36-L 119258			
94	10048347	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Galway Elementary School / Main Building	Kitchen	Mars	48CH	0812PF48CH-L F3			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10048338	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Galway Elementary School / Main Building	Main Mechanical Room	Ames	2000 SS	159832 0408			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10048277	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Galway Elementary School / Main Building	192	ASCO	D03ATSA30104NGXC	1346355 RE	2013		
2	10048350	D5010	**Automatic Transfer Switch** [ATS 1]	ATS	400 AMP	Galway Elementary School / Main Building	192	Generac	Inaccessible	Inaccessible			
3	10048447	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Galway Elementary School / Main Building	192	Square D	EE75T3HFISCU47DB	NA			
4	10048411	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Galway Elementary School / Main Building	192	Square D	EE45T3HFISCUNLP42DB	NA			
5	10048427	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Galway Elementary School / Main Building	192	Square D	EE30T3HFISCU42DB	NA			
6	10048357	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Galway Elementary School / Main Building	192	Square D	EE112T3HFISCU47DB	NA			
7	10048390	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Galway Elementary School / Main Building	114	Square D	EE75T3HFISCU47DB	NA			
8	10048343	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Galway Elementary School / Main Building	042	Square D	EE45T3HFISCUNLP42DB	NA			
9	10048387	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Galway Elementary School / Main Building	114	Square D	EE30T3HFISCUNLP42DB	NA			
10	10048415	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Galway Elementary School / Main Building	042	Square D	EE45T3HFISCU42DB	NA			
11	10048421	D5020	**Switchboard**	277/480 V	2500 AMP	Galway Elementary School / Main Building	192	Square D	23763297-001	F-486376			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048351	D5020	**Distribution Panel**	120/208 V	400 AMP	Galway Elementary School / Main Building	114	Square D	NF	12237632970320001			
13	10048342	D5020	**Distribution Panel**	120/208 V	400 AMP	Galway Elementary School / Main Building	192	Square D	Inaccessible	12237632970290001			
14	10048298	D5020	**Distribution Panel**	277/480 V	600 AMP	Galway Elementary School / Main Building	192	Square D	NF	12237632971250001			
15	10048321	D5020	**Distribution Panel**	277/480 V	600 AMP	Galway Elementary School / Main Building	Main Mechanical Room	Square D	NF	12237632970210001			
16	10048389	D5020	**Distribution Panel**	277/480 V	600 AMP	Galway Elementary School / Main Building	192	Square D	NF	12237632970650001			
17	10048362	D5020	**Distribution Panel**	277/480 V	400 AMP	Galway Elementary School / Main Building	114	Inaccessible	Inaccessible	Inaccessible			
18	10048316	D5020	**Distribution Panel**	277/480 V	600 AMP	Galway Elementary School / Main Building	Main Mechanical Room	Square D	NF	12237632971200001			
19	10048368	D5020	**Distribution Panel**	277/480 V	600 AMP	Galway Elementary School / Main Building	192	Square D	NF	12237632971190001			
20	10048436	D5020	**Distribution Panel** [PANEL PH1]	277/480 V	400 AMP	Galway Elementary School / Main Building	042	Square D	NF	12237632970110001			
21	10048302	D5020	**Distribution Panel** [PANEL PH4]	277/480 V	400 AMP	Galway Elementary School / Main Building	114	Square D	NF	12237632970190001			
22	10048328	D5030	**Variable Frequency Drive** [VFD-1]	VFD, by HP of Motor	40 HP	Galway Elementary School / Main Building	Main Mechanical Room	Trane	TR16042GT4CN1STR0DLF00A00C0	146832H038	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10048331	D5030	**Variable Frequency Drive** [VFD-2]	VFD, by HP of Motor	40 HP	Galway Elementary School / Main Building	Main Mechanical Room	Trane	TR16042GT4CN1STR0DLF00A00C0	146032H038	2014		
24	10048434	D5030	**Variable Frequency Drive** [VFD-3]	VFD, by HP of Motor	25 HP	Galway Elementary School / Main Building	Main Mechanical Room	Trane	TR16027GT4CN1STR0DLF00A00C0	149432H038	2014		
25	10048274	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide	400 WATT	Galway Elementary School / Main Building	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10048354	D7050	**Fire Alarm Panel**	Fully Addressable		Galway Elementary School / Main Building	192						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10048448	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Galway Elementary School / Main Building	Kitchen						
2	10048370	E1030	**Foodservice Equipment**	Convection Oven, Single		Galway Elementary School / Main Building	Kitchen						
3	10048391	E1030	**Foodservice Equipment**	Convection Oven, Single		Galway Elementary School / Main Building	Kitchen						
4	10048407	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Galway Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58HC-1-S	13101570			
5	10048445	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Galway Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VH1	601678			
6	10048381	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Galway Elementary School / Main Building	Kitchen	Metro	DD043TA	Inaccessible			
7	10048380	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Galway Elementary School / Main Building	Kitchen	Delfield	MARK7 KC-74-NU	0807150002817			
8	10048420	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Galway Elementary School / Main Building	Kitchen	Traulsen	G20010	23D01395			
9	10048352	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Galway Elementary School / Main Building	Roof						
10	10048353	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Galway Elementary School / Main Building	Roof						
11	10048413	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Galway Elementary School / Main Building	Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048333	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Galway Elementary School / Main Building	Kitchen						
13	10048303	E1030	**Foodservice Equipment**	Walk-In, Freezer		Galway Elementary School / Main Building	Kitchen						
14	10048317	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Galway Elementary School / Main Building	Kitchen						