

FACILITY CONDITION ASSESSMENT



prepared for

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



Germantown Elementary School
19110 Liberty Mill Road
Germantown, MD 20874

PREPARED BY:

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October 3, 2025

ON SITE DATE:

September 2, 2025

Bureau Veritas

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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	19110 Liberty Mill Road, Germantown, MD 20874
Site Developed	1935
Outside Occupants / Leased Spaces	Multipurpose Room leased by outside parties
Date(s) of Visit	September 2, 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)	Mike Dempsey
Assessment and Report Prepared By	Joey Monaghan
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Established in 1935, the Germantown Elementary School building has evolved through strategic architectural expansions over the decades. The original structure has been systematically enhanced with additional spaces to accommodate growing educational needs. The school's comprehensive facilities include administrative offices, general purpose classrooms, specialized subject classrooms, instructional media center, full-sized elementary gymnasium, multi-functional cafetorium, and commercial kitchen. Throughout the academic year, the facility remains actively utilized, serving as a dynamic learning environment for students and staff. Its phased construction approach reflects the school's commitment to adapting and improving educational infrastructure to support student learning and development.

Architectural

The school's architectural structure features masonry bearing walls with metal roof decks, presenting a robust and well-maintained facility. Its roofing system, predominantly flat and installed in 2019, incorporates multiple layers of built-up roofing with stone finish, complemented by a gable-style modified bituminous roof above the gymnasium. The exterior façade consists of brick veneer walls and metal windows, with minor mortar joint deterioration planned for short-term repointing. Interior finishes have been systematically updated over time, with a notable restroom renovation completed in 2022, reflecting the school's commitment to maintaining a modern and functional educational environment. The building's overall condition is fair, with strategic maintenance budgets in place to address ongoing infrastructure needs and preserve the quality of the school's physical spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling infrastructure is a multi-component system designed for comprehensive environmental control. The central mechanical system featuring boilers, chiller, cooling tower, and air handlers. This central system distributes conditioned air through fan coil units in common areas and unit ventilators in classrooms. The facility supplements its primary system with ductless split systems, variable refrigerant heat pumps, and a dedicated packaged unit serving specific building zones. Last renovated in 2012, the HVAC infrastructure remains in fair condition, with no significant systemic issues reported. This layered approach to temperature management ensures consistent comfort and energy efficiency throughout the school's diverse spaces, demonstrating a strategic approach to mechanical system design and maintenance.

The school's domestic hot water system is centralized, powered by a commercial natural gas water heater located in the main boiler room. This single unit efficiently supplies hot water to all plumbing fixtures throughout the facility. Recently replaced within the past few years, the water heater is in good condition and demonstrates the school's commitment to maintaining modern, reliable infrastructure. The associated plumbing fixtures and distribution piping are currently mid-lifecycle, presenting no immediate replacement or significant maintenance requirements.

The school's electrical infrastructure is anchored by a main switchboard located in the boiler room, complemented by supplemental distribution panels strategically positioned throughout the facility. While the electrical system's primary components have reached the end of their expected operational lifecycle, they continue to function without reported significant issues. Recognizing the system's age, replacements have been budgeted for the near term. The current lighting system relies on linear fluorescent fixtures, with a recommended transition to energy-efficient LED technology during the next retrofit project, which could yield substantial energy savings. To ensure continuous power during emergencies, the school is equipped with an on-site natural gas generator paired with an automatic transfer switch, providing reliable backup power and maintaining operational continuity during potential electrical disruptions.

The school's safety infrastructure encompasses a comprehensive suite of protective technologies. The fire alarm system, last upgraded in 2009, remains in fair operational condition, providing essential emergency notification capabilities. A full building fire suppression sprinkler system has been implemented, observed to be in good condition and ready to respond to potential fire emergencies. Limited access control and security equipment are functioning effectively, ensuring controlled entry and enhanced campus safety. Typical lifecycle replacement and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

The school's eight-acre campus presents a comprehensive landscape integrating functional and recreational spaces. Featuring asphalt parking lots, concrete walkways, multiple playgrounds, sports fields, and courts, the site reflects a multifaceted educational environment. Current infrastructure shows signs of age, with significant surface deterioration observed across parking areas and pedestrian pathways. Associated replacement and repair costs for all flatwork on site have been included in the short term. Existing site lighting, currently provided by older building-mounted and pole-mounted fixtures, is recommended for LED upgrades to improve energy efficiency. Weed growth was observed throughout the two wood chip playground surfaces and has been budgeted for replacement in the short term. An eroded lawn area by the main sports field backstop is apparent and has been budgeted for sodding accordingly. Otherwise, typical lifecycle replacement costs for the remaining site assets have been included in the analysis.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the 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 0.530944.

Immediate Needs

Facility/Building	Total Items	Total Cost
Germantown Elementary School	4	\$77,300
Total	4	\$77,300

Germantown Elementary School

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9712567	Site Sports Fields & Courts	G2080	Landscaping, Eroded Areas, Sodding, Repair	Poor	Performance/Integrity	\$1,300
9714729	CR7-12 Hallway	Y1020	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	NA	Accessibility	\$400
9714771	Throughout Building	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$33,600
9714678	Site	Y1080	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	Poor	Accessibility	\$42,000
Total (4 items)						\$77,300

Key Findings



Exterior Walls in Poor condition.

Brick or Brick Veneer, 1-2 Story Building
Main Building Germantown Elementary School
Building Exterior

Uniformat Code: B2010

Recommendation: **Repair/Repoint in 2026**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Repoint brick where mortar has become deteriorated. - AssetCALC ID: 9714717



Sidewalk in Poor condition.

Asphalt
Site Germantown Elementary School Site
General

Uniformat Code: G2030

Recommendation: **Replace in 2026**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

The asphalt path by the modular units is cracked and uneven. - AssetCALC ID: 9712570



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Germantown Elementary School Site
General

Uniformat Code: G2030

Recommendation: **Replace in 2027**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

\$\$\$\$

Cracking and deteriorated section of concrete walkways observed in various areas around the facility. - AssetCALC ID: 9712561



Parking Lots in Poor condition.

Pavement, Asphalt
Site Germantown Elementary School Site
Parking Areas

Uniformat Code: G2020

Recommendation: **Seal and Stripe in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$22,600

\$\$\$\$

Significant transverse cracking with alligator cracking in places to be sealed to maintain the overall integrity of the pavement system. - AssetCALC ID: 9712565



Playground Surfaces in Poor condition.

Chips Wood, 6" Depth
Site Germantown Elementary School Site
Playground Areas

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,600

\$\$\$\$

Wood chips have been overgrown with weeds and should be replaced. - AssetCALC ID: 9712560



Casework in Poor condition.

Countertop, Plastic Laminate
Main Building Germantown Elementary School
Art Classroom

Unifomat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Damaged on edges, replace with cabinetry. - AssetCALC ID: 9714691



Casework in Poor condition.

Cabinetry, Standard
Main Building Germantown Elementary School
Art Classroom

Unifomat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,500

\$\$\$\$

Cabinetry in art room is damaged with peeling paint and chipping wood. - AssetCALC ID: 9714764



Landscaping in Poor condition.

Eroded Areas, Sodding
Site Germantown Elementary School Site
Sports Fields and Courts

Unifomat Code: G2080
Recommendation: **Repair in 2025**

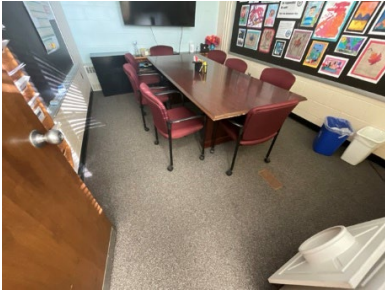
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Eroded area of grass adjacent to field backstop. - AssetCALC ID: 9712567



Flooring in Poor condition.

Carpet, Commercial Standard
Main Building Germantown Elementary School
Main Office, Media Center

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$21,000

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Aging carpet with areas of damage. - AssetCALC ID: 9714707



Unit Heater in Poor condition.

Electric
Main Building Germantown Elementary School
Trash Room

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Significant corrosion to unit. - AssetCALC ID: 9714714



Exterior Door in Poor condition.

Steel, any type
Main Building Germantown Elementary School
Building Exterior

Uniformat Code: B2050
Recommendation: **Refinish in 2027**

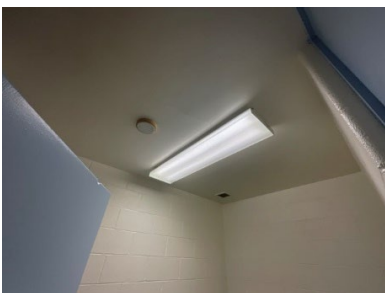
Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Refinish all exterior doors. - AssetCALC ID: 9714780



Ceiling Finishes in Poor condition.

any flat surface
Main Building Germantown Elementary School
Restrooms

Uniformat Code: C2050
Recommendation: **Prep and Paint in 2027**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Chipping paint on some restroom ceilings. - AssetCALC ID: 9714692



ADA Site and Recreational

Playing Surface, to Compliant
Main Building Germantown Elementary School
Site

Unifomat Code: Y1080
Recommendation: **Replace/Install in 2025**

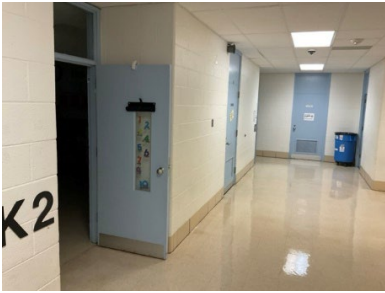
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$42,000

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Wood chips are not compliant. Replacement with one of the two playgrounds with a poured in place rubber surface is recommended. - AssetCALC ID: 9714678



ADA Entrances and Doors

Hardware, Lever Handle
Main Building Germantown Elementary School
Throughout Building

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

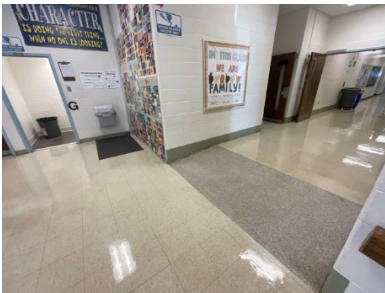
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$33,600

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Doorknobs present throughout building. Replacement with lever handles is recommended. - AssetCALC ID: 9714771



ADA Paths of Travel

Ramp/Stair Handrails, Extensions
Main Building Germantown Elementary School
CR7-12 Hallway

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$400

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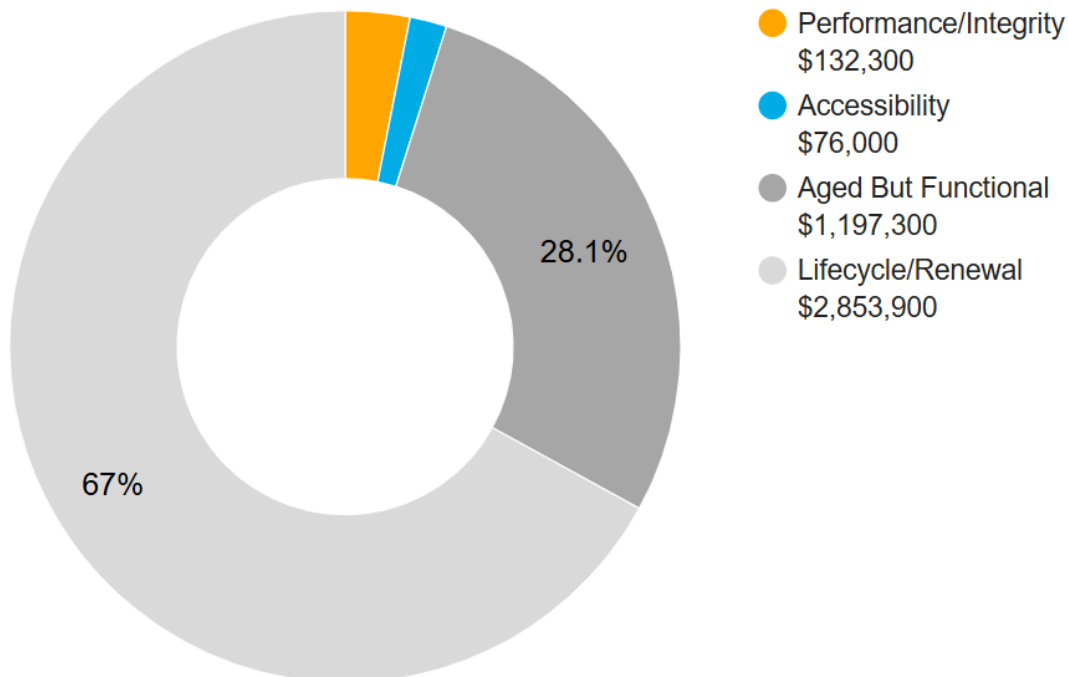
Small section of ramp by CR7-12 does not have handrails. Installation of handrail extensions are recommended. - AssetCALC ID: 9714729

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: \$4,259,500

2. Building Information



Building: Systems Summary

Address	19110 Liberty Mill Road, Germantown, MD 20874	
Constructed/Renovated	1935	
Building Area	57,668 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding, EIFS Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with modified bituminous finish Tertiary: Single-ply TPO/PVC	Good
Interiors	Walls: Painted gypsum board, painted CMU and brick, ceramic tile, gym wall pads, unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Wheelchair lift serving gymnasium and stage area	Good

Building Information: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding fan coil and unit ventilator terminal units Non-Central System: Split-system heat pumps, ductless split-systems, packaged unit Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: HPS Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial and residential kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$9,800	\$69,000	\$45,000	\$303,500	\$427,300
Roofing	-	-	-	\$1,209,500	\$1,395,000	\$2,604,500
Interiors	-	\$25,500	\$574,900	\$13,500	\$1,158,700	\$1,772,600
Conveying	-	-	-	-	\$28,100	\$28,100
Plumbing	-	\$2,000	\$5,200	-	\$1,213,500	\$1,220,700
HVAC	-	\$2,300	\$197,700	\$358,600	\$1,584,800	\$2,143,400
Fire Protection	-	-	-	-	\$102,000	\$102,000
Electrical	-	-	\$633,200	\$110,600	\$975,300	\$1,719,100
Fire Alarm & Electronic Systems	-	-	\$211,600	\$146,100	\$26,300	\$384,000
Equipment & Furnishings	-	\$5,600	\$44,400	\$119,600	\$104,400	\$273,800
Accessibility	\$76,000	-	-	-	-	\$76,000
TOTALS (3% inflation)	\$76,000	\$45,100	\$1,736,000	\$2,002,900	\$6,891,500	\$10,751,500

3. Site Summary



Site Information		
Site Area	7.9 acres (estimated)	
Parking Spaces	87 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and property entrance signage; chain link fencing; CMU wall/chain-link fence cooling tower enclosure Playgrounds, sports fields and courts 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 Severe site slopes along playground/sports courts boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Prefabricated modular buildings	--

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
Structure	-	-	\$900	-	\$1,200	\$2,000
Site Development	\$1,300	\$11,900	\$14,000	\$59,600	\$194,400	\$281,200
Site Utilities	-	-	\$13,100	-	\$21,700	\$34,800
Site Pavement	-	\$35,100	-	\$263,600	\$67,700	\$366,300
TOTALS (3% inflation)	\$1,300	\$47,000	\$28,000	\$323,200	\$284,900	\$684,400

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1935	No	No
Main Building	1935	No	Yes

No detailed follow-up accessibility study is currently recommended since costs to remedy accessibility compliance deficiencies 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 Germantown Elementary School, 19110 Liberty Mill Road, Germantown, MD 20874, 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.

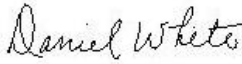
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews with available property management personnel and maintenance contractors familiar with the Property, appropriate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

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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURE OVERVIEW



6 - MAIN ROOF OVERVIEW

Photographic Overview



7 - GYMNASIUM ROOF OVERVIEW



8 - MULTIPURPOSE ROOM



9 - MEDIA CENTER



10 - GYMNASIUM



11 - KINDERGARTEN CLASSROOM



12 - ART CLASSROOM

Photographic Overview



13 - ADDITIONAL CLASSROOM



14 - CLASSROOM HALLWAY



15 - MAIN OFFICE



16 - CONFERENCE ROOM



17 - STAFF LOUNGE



18 - GANG STYLE RESTROOM

Photographic Overview



19 - CLASSROOM RESTROOM



20 - WHEELCHAIR LIFT



21 - COMMERCIAL WATER HEATER



22 - HVAC HEATING BOILERS



23 - HVAC CHILLER



24 - COOLING TOWER

Photographic Overview



25 - AIR HANDLER



26 - UNIT VENTILATOR



27 - HEAT PUMP VRV UNIT



28 - DUCTLESS SPLIT SYSTEM



29 - FIRE BACKFLOW PREVENTER



30 - EMERGENCY POWER GENERATOR

Photographic Overview



31 - MAIN SWITCHBOARD



32 - FIRE ALARM CONTROL PANEL



33 - FIRE ALARM SYSTEM DEVICES



34 - COMMERCIAL KITCHEN



35 - MODULAR BUILDING



36 - FACULTY AND STAFF PARKING

Photographic Overview



37 - ADDITIONAL PARKING AREA



38 - BUS LOOP



39 - PLAYGROUND OVERVIEW



40 - BASKETBALL COURT



41 - BALL FIELD



42 - SITE COURTYARD

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-052.354	Germantown Elementary School	
	Source	On-Site Date	
	Google	September 2, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Germantown Elementary School

Name of person completing form: Mike Dempsey

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 3 years

Date Completed: 9/2/2025

Phone Number: 240-476-6841

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1935	Renovated	
2	Building size in SF	57,668	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2019	Added awning outside gymnasium
		Roof		None
		Interiors	2022	Bathrooms renovated
		HVAC	2025	New compressor for rooftop Daikin unit
		Electrical	2025	Adding solar panels to roof currently
		Site Pavement		None
		Accessibility		None
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Rekeying building doors		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/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			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			Sewer leak last year has been resolved
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Front handicap button isn't working but work order is in for it, bathrooms renovated in 2022
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				Church group use multipurpose room on weekends



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Germantown Elementary School

BV Project Number: 172559.25R000-052.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			✗	
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			Front handicap button isn't working but work order is in for it, bathrooms renovated in 2022
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



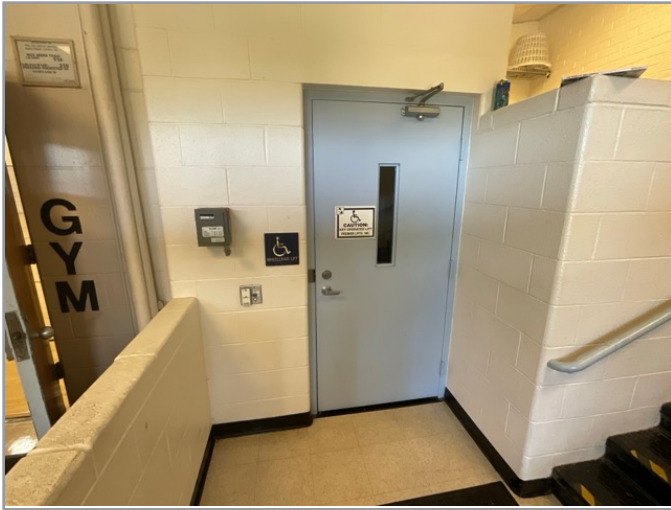
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	✗			
3	Do ramps on accessible routes appear to have compliant slopes ?	✗			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?	✗			
6	Do ramps on accessible routes appear to have compliant handrails ?		✗		Small section of ramp by CR7-12 does not have handrails

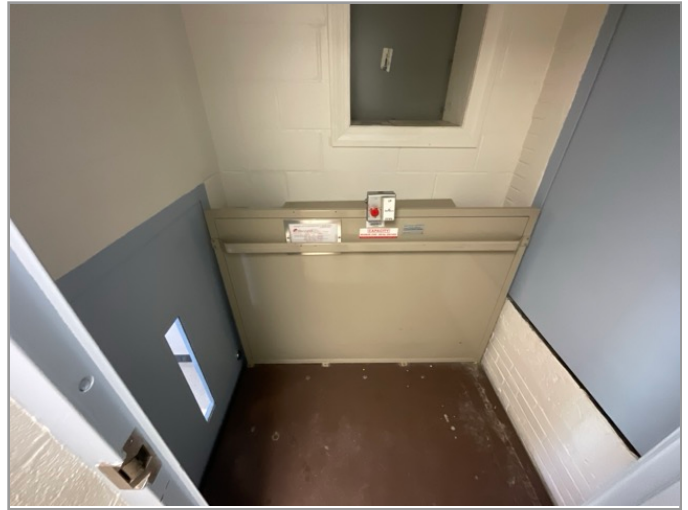
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?				
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do 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		Door knobs present throughout building
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 LIFT



LIFT 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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?			X	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?			X	

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
2	Has the play area been reviewed for accessibility ?		✗		Wood chips are not compliant
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✗	

Appendix E:

Component Condition Report

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	57,668 SF	25	9714737
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	57,668 SF	25	9714709
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	1,000 SF	5	9714787
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,000 SF	10	9714755
B2010	Building Exterior	Poor	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	200 SF	0	9714717
B2010	Building Exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	1,000 SF	25	9714785
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	5	9714784
B2020	Building Exterior	Good	Glazing, any type by SF	2,000 SF	20	9714752
B2050	Building Exterior	Poor	Exterior Door, Steel, any type, Refinish	28	2	9714780
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	21	15	9714736
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	7	20	9714681
Roofing						
B3010	Roof	Good	Roofing, Built-Up	52,800 SF	19	9714777
B3010	Gymnasium Roof	Good	Roofing, Modified Bitumen	5,700 SF	14	9714715
B3010	Gymnasium Entrance Canopy	Good	Canopy Roofing, Single-Ply Membrane, TPO/PVC	400 SF	14	9714705
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	34	9714772
B3020	Gymnasium Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	99,999 LF	10	9714769
B3060	Roof	Good	Roof Hatch, Metal	2	24	9714757
B3080	Gymnasium Roof	Fair	Soffit/Fascia, Metal	300 SF	15	9714728
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	112	20	9714731
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	49,800 SF	15	9714776

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	18	17	9714753
C2010	Hallways & Common Areas	Fair	Wall Finishes, Ceramic Tile	5,000 SF	5	9714732
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	90,000 SF	5	9714760
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	10	9714740
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,300 SF	37	9714735
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,900 SF	3	9714680
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	46,800 SF	5	9714695
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,500 SF	37	9714704
C2030	Main Office, Media Center	Poor	Flooring, Carpet, Commercial Standard	2,800 SF	2	9714707
C2030	Health Room Restroom	Fair	Flooring, Ceramic Tile	50 SF	5	9714682
C2030	Lactation-Wellness	Fair	Flooring, Carpet, Commercial Tile	100 SF	5	9714734
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,900 SF	5	9714786
C2050	Restrooms	Poor	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	2	9714692
Conveying						
D1010	Gymnasium Hallway	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	17	9714750
Plumbing						
D2010	Restrooms	Good	Urinal, Standard	6	27	9714733
D2010	Restrooms	Good	Toilet, Commercial Water Closet	28	27	9714689
D2010	Art Classroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	2	9714745
D2010	Multipurpose Room	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	12	9714749
D2010	Kitchen	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	9714690
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	11	9714722
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	1	2	9714699
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	3	9714793
D2010	Boiler Room	Good	Backflow Preventer, Domestic Water	1	25	9714796

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	19	15	9714754
D2010	Gymnasium Hallway	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	9714708
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	57,668 SF	20	9714694
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	30	27	9714797
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [BOILER #1]	1	13	9714795
D3020	Kitchen	Fair	Unit Heater, Hydronic	1	3	9714698
D3020	Trash Room	Poor	Unit Heater, Electric	1	2	9714714
D3020	Gymnasium Boiler Room	Fair	Boiler, Gas, HVAC [GYM BOILER]	1	14	9714744
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	33	9714762
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [BOILER #2]	1	13	9714747
D3030	Roof	Fair	Split System Ductless, Single Zone	1	4	9714792
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 4 Ton	21	9	9714713
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [ACCU-2]	1	4	9714688
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [ACCU-1]	1	4	9714779
D3030	Main Office	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	6	4	9714684
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [ACCU-4]	1	4	9714774
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9714741
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	3	9714726
D3030	Boiler Room	Fair	Chiller, Water-Cooled [CH-1]	1	12	9714679
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P2]	1	12	9714782
D3050	Gymnasium Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	9	9714730
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	8	9714703
D3050	Multipurpose Room Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	17	9714710
D3050	Gymnasium Boiler Room	Good	Pump, Distribution, HVAC Heating Water [PUMP #1]	1	13	9714794

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	5	9714768
D3050	Gymnasium Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU #1]	1	14	9714696
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Low Density	57,668 SF	17	9714675
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [P1]	1	12	9714751
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	57,668 SF	20	9714788
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [P-1A]	1	8	9714685
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-14]	1	7	9714759
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-15]	1	7	9714761
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-4]	1	7	9714700
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-9]	1	7	9714765
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-10]	1	7	9714718
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-3]	1	7	9714719
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-6]	1	3	9714724
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-8]	1	7	9714770
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-1]	1	7	9714687
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-7]	1	4	9714778
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1	7	9714723
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-5]	1	7	9714711
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-11]	1	17	9714672
Fire Protection						
D4010	Boiler Room	Good	Backflow Preventer, Fire Suppression	1	22	9714746
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	57,668 SF	17	9714766
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	10	9714781
D5010	Roof	Excellent	Solar Power, Photovoltaic (PV) Panel, 24 SF	300	20	9714773

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1	10	9714706
D5020	Boiler Room	Fair	Switchboard, 120/208 V	1	3	9714712
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V [PANEL P1]	1	3	9714725
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	57,668 SF	5	9714742
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	7	9714748
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	7	9714686
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	57,668 SF	3	9714727
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	18	3	9714790
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	17	3	9714775
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	2	3	9714716
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	57,668 SF	8	9714721
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	57,668 SF	4	9714673
D7050	Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	9714758
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	9714789
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	9714683
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	9714697
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	9714743
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	9714702
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	9714738
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9714676
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	9714677
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9714783
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	9714720

Component Condition Report | Germantown Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	9714693
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9714674
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	9714767
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	9714791
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	15	9714701
E1070	Multipurpose Room Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	8	9714763
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	200 LF	7	9714739
E2010	Art Classroom	Poor	Casework, Cabinetry, Standard	15 LF	2	9714764
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	200 LF	10	9714756
E2010	Art Classroom	Poor	Casework, Countertop, Plastic Laminate	15 LF	2	9714691
Accessibility						
Y1020	CR7-12 Hallway	NA	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	1	0	9714729
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	112	0	9714771
Y1080	Site	NA	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	2,000 SF	0	9714678

Component Condition Report | Germantown Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site General	Fair	Stair/Ramp Rails, Metal, Refinish	500 LF	5	9712559
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,300 SF	10	9712578
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,300 SF	1	9712565
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	25	9712557
G2030	Site General	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	9712561
G2030	Site General	Poor	Sidewalk, Asphalt	200 SF	1	9712570

Component Condition Report | Germantown Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	2	15	9712568
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	15	9712576
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	15	9712569
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	17,400 SF	3	9712583
G2050	Site Playground Areas	Poor	Playground Surfaces, Chips Wood, 6" Depth	5,800 SF	1	9712560
G2050	Site General	Fair	Trail, Asphalt, Seal	4,500 SF	3	9712573
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	9712575
Sitework						
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	1	10	9712580
G2060	Site General	Fair	Flagpole, Metal	1	15	9712582
G2060	Site Utility Areas	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	5	9712558
G2060	Site Utility Areas	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	400 SF	20	9712563
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	10	9712564
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 8'	30 LF	5	9712566
G2060	Site Utility Areas	Fair	Fences & Gates, Fence, Chain Link 6'	30 LF	20	9712579
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	2	5	9712572
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	200 LF	20	9712581
G2060	Site General	Fair	Park Bench, Precast Concrete	3	10	9712574
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	1	10	9712577
G2080	Site Sports Fields & Courts	Poor	Landscaping, Eroded Areas, Sodding, Repair	1,300 SF	0	9712567
G4050	Site Parking Areas	Fair	Pole Light Fixture, LED Lamp only	10	3	9712571
G4050	Site Parking Areas	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	4	20	9712562

Appendix F:

Replacement Reserves

Replacement Reserves Report

9/8/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Germantown Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Germantown Elementary School / Main Building	\$76,000	\$6,798	\$38,352	\$557,516	\$348,597	\$829,890	\$0	\$75,883	\$195,255	\$297,097	\$1,434,699	\$17,164	\$216,288	\$209,119	\$187,259	\$631,413	\$0	\$588,127	\$30,814	\$1,531,723	\$3,479,668	\$10,751,662
Germantown Elementary School / Site	\$1,297	\$36,395	\$10,609	\$22,406	\$0	\$5,550	\$40,878	\$0	\$10,774	\$0	\$271,538	\$47,389	\$0	\$12,490	\$0	\$82,962	\$54,937	\$0	\$14,479	\$0	\$72,660	\$684,365
Grand Total	\$77,297	\$43,193	\$48,961	\$579,922	\$348,597	\$835,440	\$40,878	\$75,883	\$206,029	\$297,097	\$1,706,238	\$64,554	\$216,288	\$221,609	\$187,259	\$714,375	\$54,937	\$588,127	\$45,293	\$1,531,723	\$3,552,328	\$11,436,027

Germantown Elementary School

Germantown Elementary School / Main Building

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9714717	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repaint	0	0	* 0	200	SF	\$33.00	\$6,600		\$6,600																				\$6,600	
B2010	Building Exterior	9714787	Exterior Walls, Insulated Finishing System (EIFS), Prep & Fog Coat or Paint	10	5	5	1000	SF	\$4.50	\$4,500						\$4,500											\$4,500					\$9,000	
B2010	Building Exterior	9714755	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	18000	SF	\$1.86	\$33,480											\$33,480											\$33,480	
B2020	Building Exterior	9714784	Glazing, any type by SF, Replace	30	25	5	1000	SF	\$55.00	\$55,000						\$55,000																\$55,000	
B2020	Building Exterior	9714752	Glazing, any type by SF, Replace	30	10	20	2000	SF	\$55.00	\$110,000																				\$110,000		\$110,000	
B2050	Building Exterior	9714780	Exterior Door, Steel, any type, Refinish	10	8	2	28	EA	\$100.00	\$2,800			\$2,800										\$2,800									\$5,600	
B2050	Building Exterior	9714736	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	21	EA	\$1,300.00	\$27,300																	\$27,300						\$27,300
B2050	Building Exterior	9714681	Exterior Door, Steel, Commercial, Replace	40	20	20	7	EA	\$4,060.00	\$28,420																				\$28,420		\$28,420	
B3010	Gymnasium Roof	9714715	Roofing, Modified Bitumen, Replace	20	6	14	5700	SF	\$10.00	\$57,000															\$57,000							\$57,000	
B3010	Gymnasium Entrance Canopy	9714705	Canopy Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	6	14	400	SF	\$17.00	\$6,800															\$6,800							\$6,800	
B3010	Roof	9714777	Roofing, Built-Up, Replace	25	6	19	52800	SF	\$14.00	\$739,200																				\$739,200		\$739,200	
B3020	Gymnasium Roof	9714769	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	99999	LF	\$9.00	\$899,991											\$899,991											\$899,991	
B3080	Gymnasium Roof	9714728	Soffit/Fascia, Metal, Replace	25	10	15	300	SF	\$5.00	\$1,500																	\$1,500						\$1,500
C1030	Throughout Building	9714731	Interior Door, Wood, Solid-Core, Replace	40	20	20	112	EA	\$700.00	\$78,400																				\$78,400		\$78,400	
C1070	Throughout Building	9714776	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	49800	SF	\$3.50	\$174,300																	\$174,300						\$174,300
C1090	Restrooms	9714753	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	18	EA	\$750.00	\$13,500																			\$13,500				\$13,500
C2010	Hallways & Common Areas	9714732	Wall Finishes, Ceramic Tile, Replace	40	35	5	5000	SF	\$18.00	\$90,000						\$90,000																\$90,000	
C2010	Gymnasium	9714740	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	5	10	600	SF	\$16.80	\$10,080											\$10,080											\$10,080	
C2010	Throughout Building	9714760	Wall Finishes, any surface, Prep & Paint	10	5	5	90000	SF	\$1.50	\$135,000						\$135,000										\$135,000							\$270,000
C2030	Health Room Restroom	9714682	Flooring, Ceramic Tile, Replace	40	35	5	50	SF	\$18.00	\$900						\$900																	\$900
C2030	Throughout Building	9714695	Flooring, Vinyl Tile (VCT), Replace	15	10	5	46800	SF	\$5.00	\$234,000						\$234,000														\$234,000			\$468,000
C2030	Main Office, Media Center	9714707	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2800	SF	\$7.50	\$21,000			\$21,000										\$21,000									\$42,000	
C2030	Lactation-Wellness	9714734	Flooring, Carpet, Commercial Tile, Replace	10	5	5	100	SF	\$6.50	\$650						\$650											\$650						\$1,300
C2030	Gymnasium	9714680	Flooring, Wood, Sports, Refinish	10	7	3	4900	SF	\$5.00	\$24,500			\$24,500											\$24,500								\$49,000	
C2050	Restrooms	9714692	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	1500	SF	\$2.00	\$3,000			\$3,000										\$3,000									\$6,000	
C2050	Gymnasium	9714786	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	4900	SF	\$2.50	\$12,250						\$12,250										\$12,250							\$24,500
D1010	Gymnasium Hallway	9714750	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	8	17	1	EA	\$17,000.00	\$17,000																		\$17,000					\$17,000
D2010	Boiler Room	9714722	Water Heater, Gas, Commercial (125 MBH), Replace	20	9	11	1	EA	\$12,400.00	\$12,400												\$12,400										\$12,400	
D2010	Throughout Building	9714694	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	57668	SF	\$11.00	\$634,348																				\$634,348			\$634,348
D2010	Art Classroom	9714745	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	1	EA	\$1,100.00	\$1,100			\$1,100																				\$1,100
D2010	Utility Rooms/Areas	9714699	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	\$800.00	\$800			\$800																				\$800
D2010	Hallways & Common Areas	9714793	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	4	EA																									

Replacement Reserves Report



9/8/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Roof	9714792	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	\$3,500.00	\$3,500					\$3,500															\$3,500		\$7,000
D3030	Roof	9714688	Heat Pump, Var Refrig Vol (VRV), Replace	15	11	4	1	EA	\$33,000.00	\$33,000					\$33,000															\$33,000		\$66,000
D3030	Roof	9714779	Heat Pump, Var Refrig Vol (VRV), Replace	15	11	4	1	EA	\$48,400.00	\$48,400					\$48,400															\$48,400		\$96,800
D3030	Main Office	9714684	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	11	4	6	EA	\$4,020.00	\$24,120					\$24,120															\$24,120		\$48,240
D3030	Roof	9714774	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	11	4	1	EA	\$6,100.00	\$6,100					\$6,100															\$6,100		\$12,200
D3030	Classrooms General	9714713	Unit Ventilator, approx/nominal 4 Ton, Replace	20	11	9	21	EA	\$10,600.00	\$222,600									\$222,600													\$222,600
D3050	Boiler Room	9714703	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$13,600.00	\$13,600									\$13,600													\$13,600
D3050	Boiler Room	9714685	Pump, Distribution, HVAC Heating Water, Replace	25	17	8	1	EA	\$13,600.00	\$13,600									\$13,600													\$13,600
D3050	Gymnasium Boiler Room	9714730	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	1	EA	\$5,100.00	\$5,100										\$5,100												\$5,100
D3050	Boiler Room	9714782	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,100.00	\$6,100													\$6,100									\$6,100
D3050	Boiler Room	9714751	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	\$6,100.00	\$6,100													\$6,100									\$6,100
D3050	Gymnasium Boiler Room	9714794	Pump, Distribution, HVAC Heating Water, Replace	15	2	13	1	EA	\$5,100.00	\$5,100														\$5,100								\$5,100
D3050	Throughout Building	9714788	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	57668	SF	\$5.00	\$288,340																				\$288,340		\$288,340
D3050	Roof	9714768	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000
D3050	Gymnasium Boiler Room	9714696	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	16	14	1	EA	\$40,000.00	\$40,000															\$40,000							\$40,000
D3050	Multipurpose Room Stage	9714710	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$31,000.00	\$31,000																		\$31,000				\$31,000
D3050	Throughout Building	9714675	HVAC System, Ductwork w/ VAV/FCU, Low Density, Replace	30	13	17	57668	SF	\$4.00	\$230,672																		\$230,672				\$230,672
D3060	Roof	9714724	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	9714778	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	9714759	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	13	7	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000
D3060	Roof	9714761	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400
D3060	Restrooms	9714700	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200
D3060	Roof	9714765	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400
D3060	Roof	9714718	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400
D3060	Roof	9714719	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	13	7	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000
D3060	Roof	9714770	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
D3060	Roof	9714687	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400
D3060	Roof	9714723	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
D3060	Roof	9714711	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400
D3060	Roof	9714672	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	3	17	1	EA	\$1,200.00	\$1,200																		\$1,200				\$1,200
D4010	Throughout Building	9714766	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	57668	SF	\$1.07	\$61,705																		\$61,705				\$61,705
D5010	Building Exterior	9714706	Generator, Gas or Gasoline, Replace	25	15	10	1	EA	\$52,000.00	\$52,000											\$52,000											\$52,000
D5010	Roof	9714773	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	0	20	300	EA	\$1,800.00	\$540,000																				\$540,000		\$540,000
D5010	Boiler Room	9714781	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	\$12,000.00	\$12,000											\$12,000											\$12,000
D5020	Boiler Room	9714712	Switchboard, 120/208 V, Replace	40	37	3	1	EA	\$120,000.00	\$120,000				\$120,000																		\$120,000
D5020	Boiler Room	9714725	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$8,000.00	\$8,000				\$8,000																		\$8,000
D5030	Throughout Building	9714742	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	57668	SF	\$2.50	\$144,170					\$144,170																	\$144,170
D5030	Boiler Room	9714748	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000
D5030	Boiler Room	9714686	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000
D5040	Throughout Building	9714727	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	57668	SF	\$4.50	\$259,506				\$259,506																		\$259,506
D5040	Gymnasium	9714790	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	17	3	18	EA	\$1,700.00	\$30,600				\$30,600																		\$30,600
D5040	Building Exterior	9714775	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	17	EA	\$400.00	\$6,800				\$6,800																		\$6,800
D5040	Building Exterior	9714716	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	2	EA	\$800.00	\$1,600				\$1,600																		\$1,600
D7030	Throughout Building	9714721	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	57668	SF	\$2.00	\$115,336								\$115,336														\$115,336
D7050	Throughout Building	9714673	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	57668	SF	\$3.00	\$173,004				\$173,004																		\$173,004
D7050	Boiler Room	9714758	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000					\$15,000														\$15,000			\$30,000
E1030	Kitchen	9714789	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600										\$5,600								\$11,200
E1030	Kitchen	9714697	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600										\$5,600								\$11,200
E1030	Kitchen	9714743	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600														\$4,600				\$9,200
E1030	Kitchen	9714702	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200
E1030	Kitchen	9714738	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600															\$3,600		\$7,200
E1030	Kitchen	9714677	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700														\$5,700		\$11,400
E1030	Kitchen	9714720	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700														\$5,700		\$11,400

Replacement Reserves Report



9/8/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	9714676	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Kitchen	9714693	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100														\$5,100
E1030	Kitchen	9714683	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	7	8	1	EA	\$5,100.00	\$5,100									\$5,100													\$5,100
E1030	Kitchen	9714783	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500
E1040	Hallways & Common Areas	9714674	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000										\$3,000						\$6,000
E1060	Staff Lounge	9714767	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200
E1060	Staff Lounge	9714791	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	1	EA	\$600.00	\$600					\$600															\$600		\$1,200
E1070	Multipurpose Room Stage	9714763	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	500	SF	\$13.00	\$6,500									\$6,500													\$6,500
E1070	Gymnasium	9714701	Basketball Backboard, Wall-Mounted, Fixed	30	15	15	6	EA	\$3,580.00	\$21,480																\$21,480						\$21,480
E2010	Art Classroom	9714764	Casework, Cabinetry, Standard, Replace	20	18	2	15	LF	\$300.00	\$4,500			\$4,500																			\$4,500
E2010	Art Classroom	9714691	Casework, Countertop, Plastic Laminate, Replace	15	13	2	15	LF	\$50.00	\$750			\$750															\$750				\$1,500
E2010	Classrooms General	9714739	Casework, Countertop, Plastic Laminate, Replace	15	8	7	200	LF	\$50.00	\$10,000							\$10,000															\$10,000
E2010	Classrooms General	9714756	Casework, Cabinetry, Standard, Replace	20	10	10	200	LF	\$300.00	\$60,000										\$60,000												\$60,000
Y1020	CR7-12 Hallway	9714729	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	0	0	0	1	EA	\$400.00	\$400	\$400																					\$400
Y1030	Throughout Building	9714771	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	112	EA	\$300.00	\$33,600	\$33,600																					\$33,600
Y1080	Site	9714678	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	0	0	0	2000	SF	\$21.00	\$42,000	\$42,000																					\$42,000
Totals, Unescalated											\$76,000	\$6,600	\$36,150	\$510,206	\$309,724	\$715,870	\$0	\$61,700	\$154,136	\$227,700	\$1,067,551	\$12,400	\$151,700	\$142,400	\$123,800	\$405,280	\$0	\$355,827	\$18,100	\$873,520	\$1,926,608	\$7,175,272
Totals, Escalated (3.0% inflation, compounded annually)											\$76,000	\$6,798	\$38,352	\$557,516	\$348,597	\$829,890	\$0	\$75,883	\$195,255	\$297,097	\$1,434,699	\$17,164	\$216,288	\$209,119	\$187,259	\$631,413	\$0	\$588,127	\$30,814	\$1,531,723	\$3,479,668	\$10,751,662

Germantown 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
B1080	Site General	9712559	Stair/Ramp Rails, Metal, Refinish	10	5	5	500	LF	\$1.50	\$750						\$750										\$750						\$1,500
G2020	Site Parking Areas	9712565	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	50300	SF	\$0.45	\$22,635		\$22,635					\$22,635					\$22,635				\$22,635						\$90,540
G2020	Site Parking Areas	9712578	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	50300	SF	\$3.50	\$176,050										\$176,050												\$176,050
G2030	Site General	9712570	Sidewalk, Asphalt, Replace	25	24	1	200	SF	\$5.50	\$1,100		\$1,100																				\$1,100
G2030	Site General	9712561	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	\$20.00	\$10,000			\$10,000																			\$10,000
G2050	Site Sports Fields & Courts	9712583	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	17400	SF	\$0.45	\$7,830				\$7,830				\$7,830					\$7,830					\$7,830				\$31,320
G2050	Site Sports Fields & Courts	9712575	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	\$4,750.00	\$19,000										\$19,000												\$19,000
G2050	Site General	9712573	Trail, Asphalt, Seal	5	2	3	4500	SF	\$0.15	\$675				\$675				\$675					\$675					\$675				\$2,700
G2050	Site Playground Areas	9712560	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	4	1	5800	SF	\$2.00	\$11,600		\$11,600					\$11,600				\$11,600					\$11,600						\$46,400
G2050	Site Playground Areas	9712568	Play Structure, Multipurpose, Small, Replace	20	5	15	2	EA	\$10,000.00	\$20,000															\$20,000							\$20,000
G2050	Site Playground Areas	9712576	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	\$10,000.00	\$10,000															\$10,000							\$10,000
G2050	Site Playground Areas	9712569	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$20,000.00	\$20,000															\$20,000							\$20,000
G2060	Site Sports Fields & Courts	9712566	Fences & Gates, Fence, Chain Link 8", Replace	40	35	5	30	LF	\$31.25	\$938						\$938																\$938
G2060	Site General	9712572	Picnic Table, Metal Powder-Coated, Replace	20	15	5	2	EA	\$700.00	\$1,400						\$1,400																\$1,400
G2060	Site General	9712580	Bike Rack, Fixed Single Loop, Replace	20	10	10	1	EA	\$300.00	\$300										\$300												\$300
G2060	Site General	9712574	Park Bench, Precast Concrete, Replace	25	15	10	3	EA	\$1,000.00	\$3,000										\$3,000												\$3,000
G2060	Site General	9712577	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	\$700.00	\$700										\$700												\$700
G2060	Site Utility Areas	9712579	Fences & Gates, Fence, Chain Link 6", Replace	40	20	20	30	LF	\$21.00	\$630																			\$630			\$630
G2060	Site Playground Areas	9712581	Fences & Gates, Fence, Chain Link 4", Replace	40	20	20	200	LF	\$18.00	\$3,600																			\$3,600			\$3,600
G2060	Site General	9712564	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	\$3,000.00	\$3,000									\$3,000													\$3,000
G2060	Site General	9712582	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500															\$2,500							\$2,500
G2060	Site Utility Areas	9712563	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	400	SF	\$60.00	\$24,000																			\$24,000			\$24,000
G2060	Site Utility Areas	9712558	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	15	5	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700
G2080	Site Sports Fields & Courts	9712567	Landscaping, Eroded Areas, Sodding, Repair	0	0	0	1300	SF	\$1.00	\$1,297	\$1,297																					\$1,297
G4050	Site Parking Areas	9712571	Pole Light Fixture, LED Lamp only, Replace	20	17	3	10	EA	\$1,200.00	\$12,000				\$12,000																		\$12,000
G4050	Site Parking Areas	9712562	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	20	20	4	EA	\$3,000.00	\$12,000																			\$12,000			\$12,000
Totals, Unescalated											\$1,297	\$35,335	\$10,000	\$20,505	\$0	\$4,788	\$34,235	\$0	\$8,505	\$0	\$202,050	\$34,235	\$0	\$8,505	\$0	\$53,250	\$34,235	\$0	\$8,505	\$0	\$40,230	\$495,675
Totals, Escalated (3.0% inflation, compounded annually)											\$1,297	\$36,395	\$10,609	\$22,406	\$0	\$5,550	\$40,878	\$0	\$10,774	\$0	\$271,538	\$47,389	\$0	\$12,490	\$0	\$82,962	\$54,937	\$0	\$14,479	\$0	\$72,660	\$684,365

* 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	9714750	D1010	Vertical Lift	Wheelchair, 5' Rise		Germantown Elementary School / Main Building	Gymnasium Hallway	National Wheel- O-Vator Company	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9714722	D2010	Water Heater	Gas, Commercial (125 MBH)	98 GAL	Germantown Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBS10076NE 300	1626M000586	2016		
2	9714796	D2010	Backflow Preventer	Domestic Water	1 IN	Germantown Elementary School / Main Building	Boiler Room	Zurn Wilkins	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9714795	D3020	Boiler [BOILER #1]	Gas, HVAC	1400 MBH	Germantown Elementary School / Main Building	Boiler Room	Fulton	PHW-1400	No dataplate	2008		
2	9714747	D3020	Boiler [BOILER #2]	Gas, HVAC	1400 MBH	Germantown Elementary School / Main Building	Boiler Room	Fulton	PHW-1400	No dataplate	2008		
3	9714744	D3020	Boiler [GYM BOILER]	Gas, HVAC	500 MBH	Germantown Elementary School / Main Building	Gymnasium Boiler Room	Fulton	PHW-500	No dataplate	2009		
4	9714714	D3020	Unit Heater	Electric	10 kW	Germantown Elementary School / Main Building	Trash Room	Trane	Illegible	Illegible			
5	9714698	D3020	Unit Heater	Hydronic	24 MBH	Germantown Elementary School / Main Building	Kitchen	Herman Nelson	No dataplate	No dataplate			
6	9714762	D3020	Boiler Supplemental Components	Expansion Tank	211 GAL	Germantown Elementary School / Main Building	Boiler Room	Bell & Gossett	B800	387528	2018		
7	9714679	D3030	Chiller [CH-1]	Water-Cooled	100 TON	Germantown Elementary School / Main Building	Boiler Room	McQuay	WGZ100CW12-ER10	STNU120600051	2012		
8	9714726	D3030	Cooling Tower	(Typical) Open Circuit	90 TON	Germantown Elementary School / Main Building	Building Exterior	Evapco	ICT 4-59	962175	1996		
9	9714779	D3030	Heat Pump [ACCU-1]	Var Refrig Vol (VRV)	12 TON	Germantown Elementary School / Main Building	Roof	Daikin Industries	RXYQ144PBTJ	Illegible	2012		
10	9714688	D3030	Heat Pump [ACCU-2]	Var Refrig Vol (VRV)	6 TON	Germantown Elementary School / Main Building	Roof	Daikin Industries	RXYQ72PBTJ	Illegible	2012		
11	9714792	D3030	Split System Ductless	Single Zone	1 TON	Germantown Elementary School / Main Building	Roof	Daikin Industries	RKN12KEVJU	C001549	2012		
12	9714741	D3030	Split System Ductless	Single Zone	0.75 TON	Germantown Elementary School / Main Building	Roof	Quietside	QSCC091	QSCC0910318	2007		
13	9714774	D3030	Split System Ductless [ACCU-4]	Single Zone, Condenser & Evaporator	2.5 TON	Germantown Elementary School / Main Building	Roof	Daikin Industries	RZR30PVJU	A000167	2012		
14	9714713	D3030	Unit Ventilator	approx/nominal 4 Ton	1500 CFM	Germantown Elementary School / Main Building	Classrooms General				2014		21

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9714730	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Germantown Elementary School / Main Building	Gymnasium Boiler Room	Bell & Gossett	185333LF	No dataplate	2019		
16	9714751	D3050	Pump [P1]	Distribution, HVAC Chilled or Condenser Water	5 HP	Germantown Elementary School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2012		
17	9714703	D3050	Pump [P-1]	Distribution, HVAC Heating Water	20 HP	Germantown Elementary School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2008		
18	9714685	D3050	Pump [P-1A]	Distribution, HVAC Heating Water	20 HP	Germantown Elementary School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2008		
19	9714782	D3050	Pump [P2]	Distribution, HVAC Chilled or Condenser Water	5 HP	Germantown Elementary School / Main Building	Boiler Room	Bell & Gossett	3AB 6.875 BF	2014987	2012		
20	9714794	D3050	Pump [PUMP #1]	Distribution, HVAC Heating Water	1.75 HP	Germantown Elementary School / Main Building	Gymnasium Boiler Room	Bell & Gossett	185333LF	No dataplate	2023		
21	9714710	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Germantown Elementary School / Main Building	Multipurpose Room Stage	McQuay	CAH012GDAC	FBOU120600660	2012		
22	9714696	D3050	Air Handler [AHU #1]	Interior AHU, Easy/Moderate Access	7000 CFM	Germantown Elementary School / Main Building	Gymnasium Boiler Room	Trane	MCCB014UA0A0UB	K09G14494	2009		
23	9714768	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	12.5 TON	Germantown Elementary School / Main Building	Roof	Trane	TCH150E300BA	100210388D	2010		
24	9714687	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 16" Damper	1560 CFM	Germantown Elementary School / Main Building	Roof	Cook	150 ACE	143SE29838-01/0000701	2012		
25	9714718	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 16" Damper	1125 CFM	Germantown Elementary School / Main Building	Roof	Cook	135 ACE	143SE29838-01/0009801	2012		
26	9714672	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 10" Damper	240 CFM	Germantown Elementary School / Main Building	Roof	Greenheck	G-080-VG-1-17-X	20599199	2022		
27	9714759	D3060	Exhaust Fan [EF-14]	Roof or Wall-Mounted, 24" Damper	2050 CFM	Germantown Elementary School / Main Building	Roof	Cook	165 ACE	143SE29838-01/0011101	2012		
28	9714761	D3060	Exhaust Fan [EF-15]	Roof or Wall-Mounted, 16" Damper	1250 CFM	Germantown Elementary School / Main Building	Roof	Cook	150 ACE	143SE29838-01/0012401	2012		
29	9714723	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 12" Damper	970 CFM	Germantown Elementary School / Main Building	Roof	Cook	120 ACE	143SE29838-01/0002001	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	9714719	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 24" Damper	2640 CFM	Germantown Elementary School / Main Building	Roof	Cook	210 ACE	143SE90838-01/0003701	2012		
31	9714700	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 10" Damper	450 CFM	Germantown Elementary School / Main Building	Restrooms	Cook	100 ACE	143SE29838-01/0004601	2012		
32	9714711	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 16" Damper	1900 CFM	Germantown Elementary School / Main Building	Roof	Cook	165 ACE	143SE29838-01/0005901	2012		
33	9714724	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 10" Damper	500 CFM	Germantown Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
34	9714778	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Germantown Elementary School / Main Building	Roof	Greenheck	GB-141-7-X	04A08131	2004		
35	9714770	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 12" Damper	600 CFM	Germantown Elementary School / Main Building	Roof	Cook	100 ACE	143SE29838-01/0007201	2012		
36	9714765	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 16" Damper	1475 CFM	Germantown Elementary School / Main Building	Roof	Cook	165 ACE	143SE29838-01/0008501	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9714746	D4010	Backflow Preventer	Fire Suppression	6 IN	Germantown Elementary School / Main Building	Boiler Room	Mueller	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9714706	D5010	Generator	Gas or Gasoline	60 KW	Germantown Elementary School / Main Building	Building Exterior	Kohler	60REZG	2298837	2010		
2	9714773	D5010	Solar Power	Photovoltaic (PV) Panel, 24 SF									300
3	9714781	D5010	Automatic Transfer Switch	ATS	200 AMP	Germantown Elementary School / Main Building	Boiler Room	Kohler	MPAC 1500	Inaccessible	2010		
4	9714712	D5020	Switchboard	120/208 V	2000 AMP	Germantown Elementary School / Main Building	Boiler Room	General Electric	AV-LINE	182-79893	1971		
5	9714725	D5020	Distribution Panel [PANEL P1]	120/208 V	800 AMP	Germantown Elementary School / Main Building	Boiler Room	General Electric	NUAB	No dataplate	1971		
6	9714748	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Germantown Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-059A-2+F267	2122500437	2012		
7	9714686	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Germantown Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-059A-2+F267	2122500425	2012		
8	9714790	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Germantown Elementary School / Main Building	Gymnasium						18

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9714758	D7050	Fire Alarm Panel	Fully Addressable		Germantown Elementary School / Main Building	Boiler Room	Honeywell Fire-Lite	MS-9600UDLS	No dataplate	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9714783	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Germantown Elementary School Kitchen / Main Building							
2	9714789	E1030	Foodservice Equipment	Convection Oven, Single		Germantown Elementary School Kitchen / Main Building		Blodgett	EF-111	271EF-11			
3	9714697	E1030	Foodservice Equipment	Convection Oven, Single		Germantown Elementary School Kitchen / Main Building		Blodgett	EF 111	271EF-11			
4	9714738	E1030	Foodservice Equipment	Dairy Cooler/Wells		Germantown Elementary School Kitchen / Main Building		Beverage-Air Corporation	STF58-1-W	8701822	2008		
5	9714677	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Germantown Elementary School Kitchen / Main Building		Delfield	No dataplate	No dataplate	2012		
6	9714720	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Germantown Elementary School Kitchen / Main Building		Delfield	TG-1826H	1207150001078	2012		
7	9714683	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Germantown Elementary School Kitchen / Main Building		Traulsen	ALT226WUT-FHS	T31910G18	2018		
8	9714693	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Germantown Elementary School Kitchen / Main Building		Traulsen	G22010	T93189117	2017		
9	9714743	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Germantown Elementary School Kitchen / Main Building		Traulsen	GHT 2-32WUT	219633 7H			
10	9714702	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Germantown Elementary School Kitchen / Main Building		Beverage-Air Corporation	PF48-1AS	5225709	1999		
11	9714676	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Germantown Elementary School Kitchen / Main Building		Traulsen	G20010	T91713H17	2017		
12	9714674	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Germantown Elementary School / Main Building		Hallways & Common Areas					2