FACILITY CONDITION ASSESSMENT

prepared for

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

William B. Gibbs, Jr. Elementary School
12615 Royal Crown Drive
Germantown, MD 20876

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BV PROJECT #:
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DATE OF REPORT:
April 13, 2026

ON SITE DATE:
January 15, 2026

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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	12615 Royal Crown Drive, Germantown, MD 20876
Site Developed	2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 15, 2026
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)	Jason Summerour, Building Service Manager III
Assessment & Report Prepared By	Sonal George Issac
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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

William B. Gibbs Jr. Elementary School was constructed in 2009. The facility reflects modern construction practices and has been well maintained since its original construction. No major renovations or additions were observed at the time of the assessment, and the building continues to function as intended.

Architectural

The foundation, construction mainframe, and exterior façade are in overall good condition with no areas of distress observed. The flat single-ply roofs are approaching their estimated useful life and replacement is forecast in the near term. Sloped asphalt shingle roofs should perform well beyond the next 10 years. There is no evidence of water penetration throughout the schools interior. Interior finishes appear well maintained and typical lifecycle replacements and maintenance will be required during the 20-year term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems are in overall fair condition and are functioning as intended. HVAC components of concern include the geothermal water source heat pumps which are approaching the end of their estimate useful life and are budgeted for replacement in the near term. Kitchen appliances as well, are also approaching end of life in the next five years. Fire protection systems, including fire sprinklers, appear to be well maintained and serviceable. Plumbing systems showed no visible signs of leakage or operational issues, and overall MEPF systems are adequately supporting the building with no immediate concerns identified at the time of assessment.

Site

The site systems are generally in fair condition and well maintained. The basketball court shows significant cracks and will require short term replacement. Asphalt paved drive lanes and parking lots show some premature cracks and surface deterioration and will require short term seal and stripe and long term mill and overlay somewhat ahead of the typical lifecycle. All other site elements appear to be in fair condition with typical lifecycle maintenance and replacements anticipated.

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 0.445167.

Immediate Needs

There are no immediate needs to report.

Key Findings

Parking Lots in Poor condition.

Pavement, Asphalt
Site William B. Gibbs, Jr. Elementary School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $36,600

**$$$**$

The asphalt pavement is in poor condition, exhibiting widespread surface cracking throughout. The observed deterioration indicates advanced aging and allows for water infiltration, which may accelerate further pavement failure. - AssetCALC ID: 10217570

Athletic Surfaces & Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site William B. Gibbs, Jr. Elementary School Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2027**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $500

**$**$$$

The asphalt pavement exhibits extensive longitudinal cracking and surface distress throughout the area. The observed conditions indicate advanced deterioration and pose a risk for further degradation. - AssetCALC ID: 10217560

ADA Kitchen & Laundry Areas

Laundry Sink, Height/Location/Clearance
Main Building William B. Gibbs, Jr. Elementary School

Uniformat Code: Y1060
Recommendation: **Modify in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,200

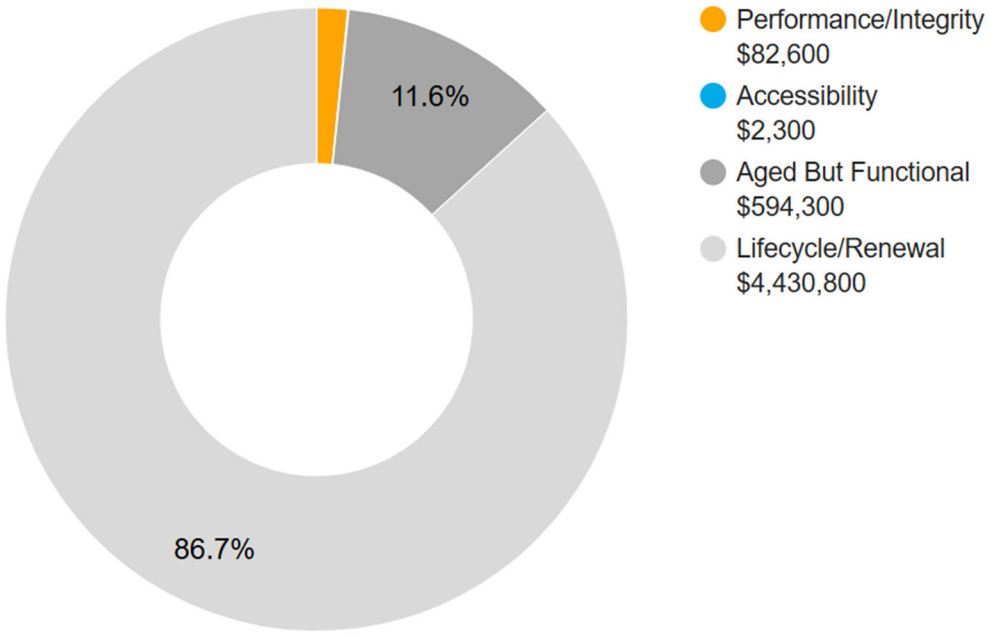
**$**$$$

The breakroom sink is not ADA accessible. - AssetCALC ID: 10835274

Plan Types

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

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



10-YEAR TOTAL: $5,110,000

2. Building Information

Main Building: Systems Summary		
Address	12615 Royal Crown Drive, Germantown, MD 20876	
GPS Coordinates	39.2054564, -77.2601815	
Constructed/Renovated	2009	
Building Area	88042 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
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 Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane roofing Secondary: Hip construction with asphalt shingles roofing	Fair
Interiors	Walls: Painted gypsum board, ceramic tiles Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all AA Floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas domestic boilers with storage tanks Fixtures: Toilets, urinals, and sinks in all restrooms	*Fair*
HVAC	Central System: Geothermal water source heat pumps and air handlers feeding fan coil and cabinet terminal units Supplemental System: Ductless split-systems	*Fair*
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	*Fair*
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	*Fair*
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	*Fair*
Equipment/Special	Commercial kitchen equipment	*Fair*
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	$50,000	-	$719,900	$770,000
Roofing	-	-	$960,400	-	$74,200	$1,034,600
Interiors	-	-	$130,900	$1,069,500	$548,600	$1,749,000
Conveying	-	-	$15,800	-	$96,600	$112,300
Plumbing	-	-	$1,600	$7,800	$124,500	$134,000
HVAC	-	-	$525,300	$152,600	$999,400	$1,677,300
Fire Protection	-	-	-	$126,600	$31,300	$157,900
Electrical	-	-	$634,200	$164,000	$275,600	$1,073,700
Fire Alarm & Electronic Systems	-	-	$168,400	$347,100	$243,700	$759,200
Equipment & Furnishings	-	-	$116,400	$47,800	$157,500	$321,700
Accessibility	-	$2,300	-	-	-	$2,300
TOTALS (3% inflation)	**-**	**$2,300**	**$2,602,900**	**$1,915,400**	**$3,271,300**	**$7,791,900**

3. Site Summary

Site Information		
Site Area	22.1 acres	
Parking Spaces	84 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosure Playgrounds and courts with fencing, and site lights Limited park benches and trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	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
Electrical	-	-	$3,700	-	-	$3,700
Site Development	-	$2,500	$47,000	$149,300	$38,300	$237,000
Site Utilities	-	-	-	$68,900	$121,000	$189,900
Site Pavement	-	$37,700	-	$280,400	$109,300	$427,400
TOTALS (3% inflation)	**-**	**$40,200**	**$50,700**	**$498,500**	**$268,600**	**$858,000**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2009	No	Yes
Main Building	2009	No	No

No detailed follow-up accessibility study is currently recommended since only a single moderate issue was 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 William B. Gibbs, Jr. Elementary School, 12615 Royal Crown Drive, Germantown, MD, 20876, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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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 - RIGHT ELEVATION

3 - LEFT ELEVATION

4 - REAR ELEVATION

5 - PRIMARY ROOF OVERVIEW

6 - SECONDARY ROOF

Photographic Overview

7 - BUILDING FACADE

8 - MAIN ENTRANCE

9 - MAIN OFFICE

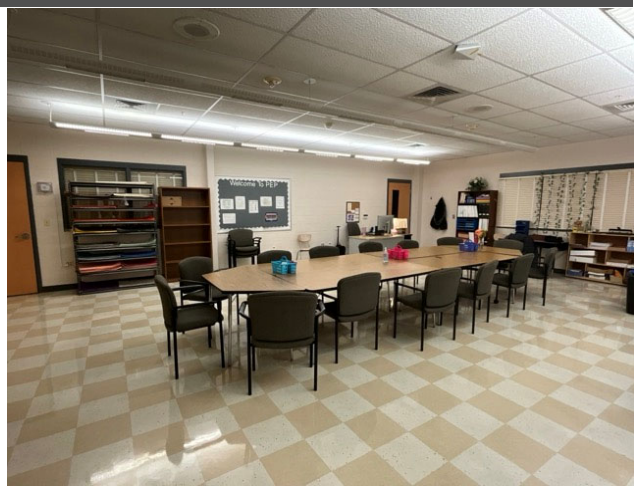
10 - CAFETERIA

11 - STAGE

12 - STAFF LOUNGE

Photographic Overview

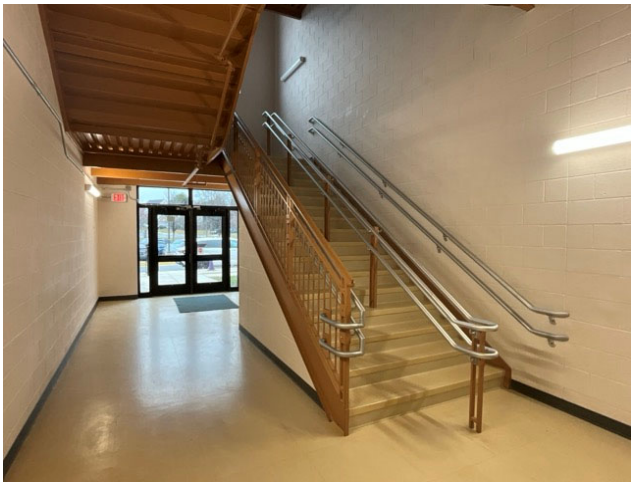
13 - CONFERENCE ROOM



14 - WORKROOM

15 - GYMNASIUM

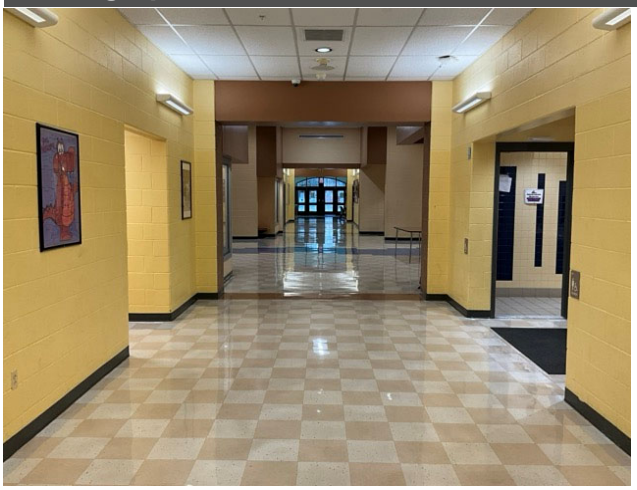
16 - LIBRARY



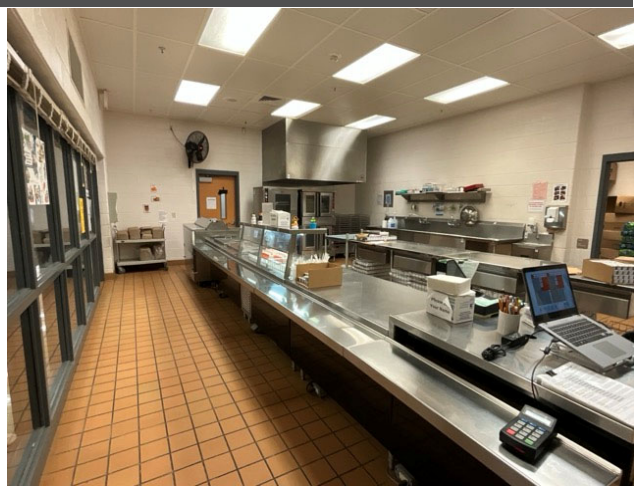
17 - STAIR WAYS

18 - CLASSROOM

Photographic Overview

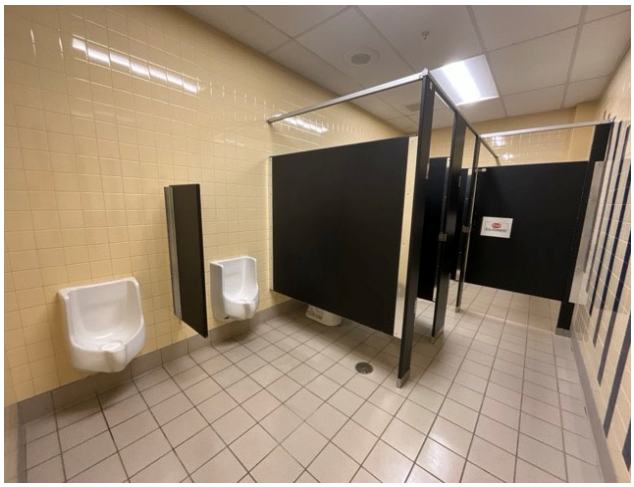


19 - HALLWAY

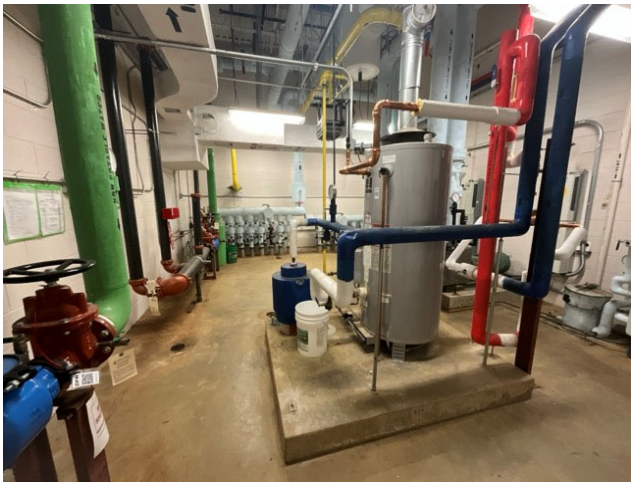


20 - KITCHEN

21 - SMALL GATHERING SPACE



22 - RESTROOM FIXTURES



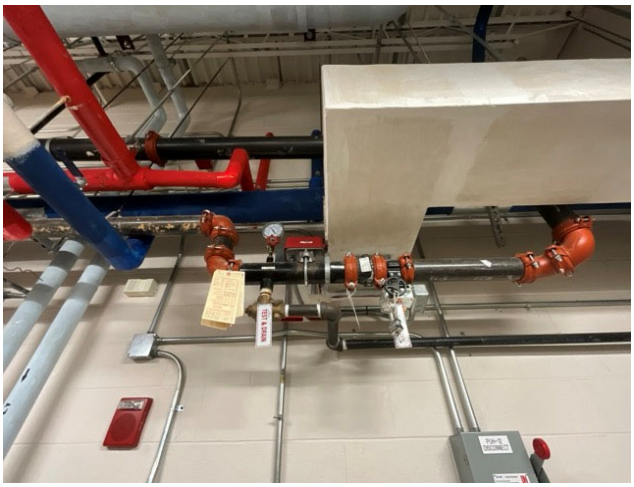
23 - MAIN MECHANICAL ROOM

24 - MAIN ELECTRICAL ROOM

Photographic Overview

25 - AIR HANDLER AND HEAT PUMPS

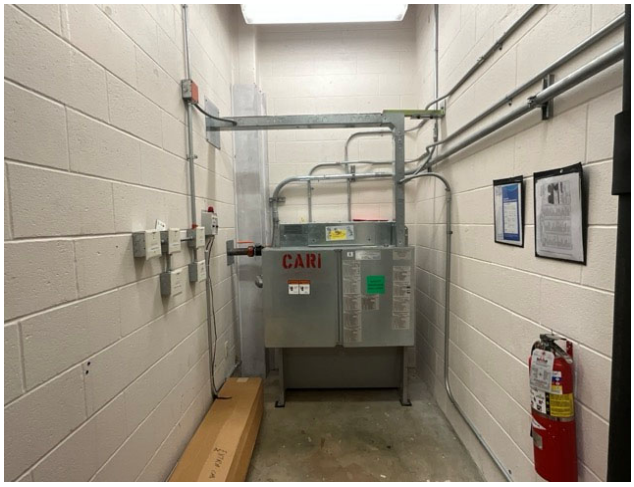
26 - WATER HEATER



27 - FIRE SPRINKLER RISER

28 - FIRE ALARM PANEL

29 - ELEVATOR



30 - ELEVATOR CONTROL ROOM

Photographic Overview

31 - STRUCTURAL OVERVIEW

32 - EMERGENCY GENERATOR

33 - PROPERTY SIGNAGE

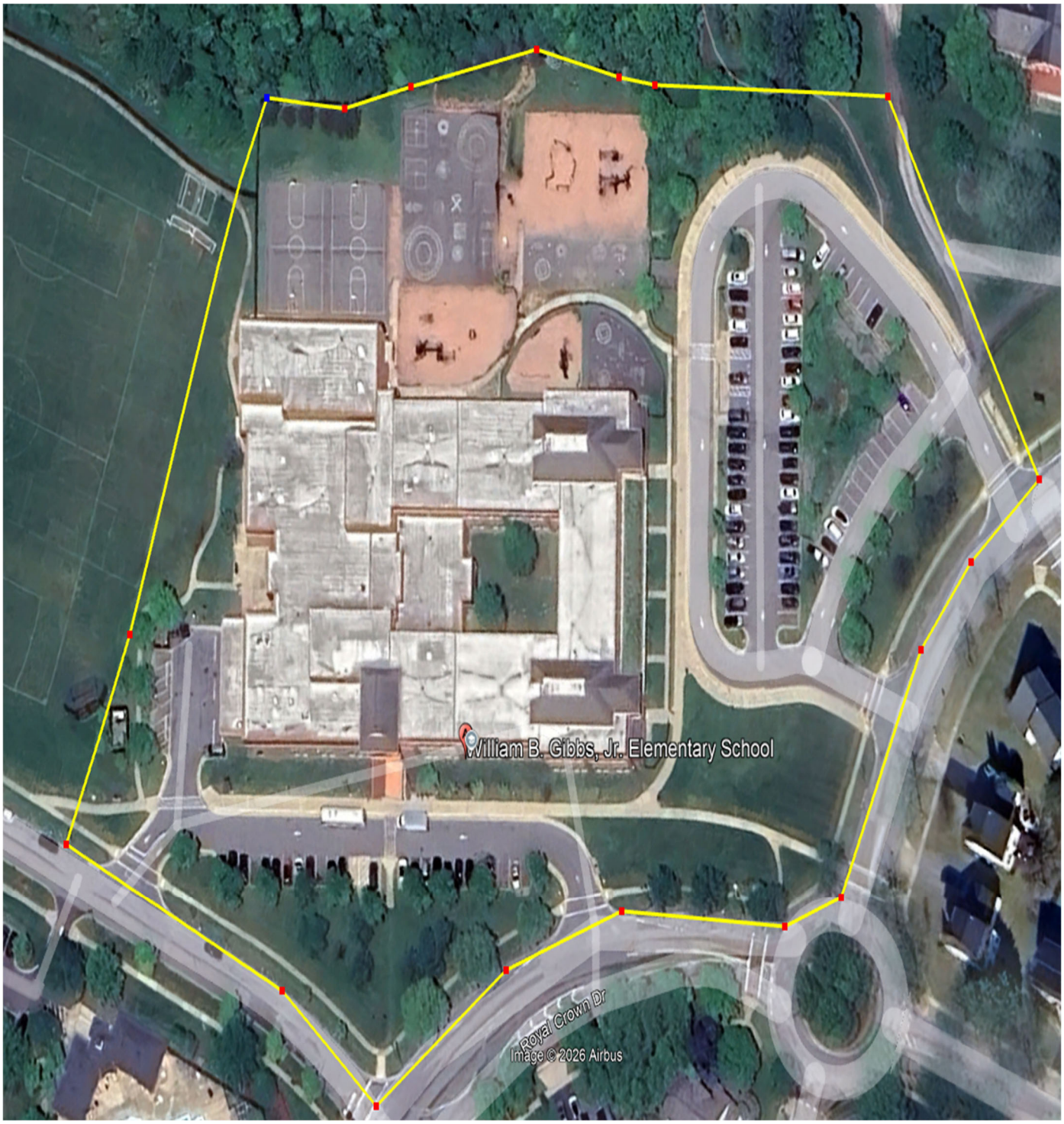
34 - PLAYGROUNDS

35 - SPORTS COURT

36 - MAIN PARKING AREA

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-053.354	William B. Gibbs, Jr. Elementary School
Source	**On-Site Date**
Google Earth	January 15, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: William B. Gibbs, Jr. Elementary School

Name of person completing form: Jason Summour

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 2 years

Date Completed: 1/15/2026

Phone Number: 2402860836

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 2009	Renovated:	
2	Building size in SF	88,042 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	No		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Couple of HVAC doesn't works perfectly, but the work order has been issued.		

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			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: William B. Gibbs, Jr. Elementary School

BV Project Number: 172559.25R000-053.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP

STAIR RAILS

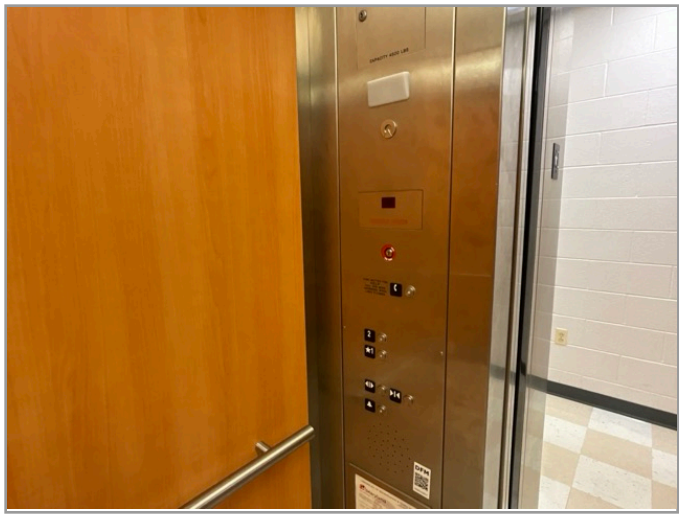
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB



EMERGENCY CALL PANEL

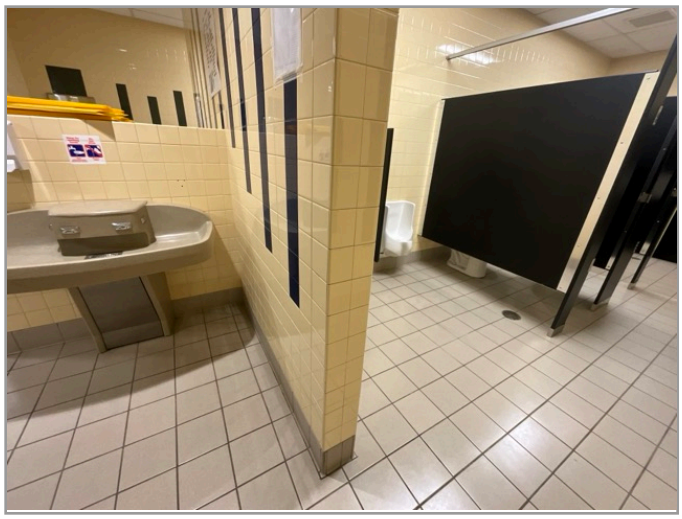
	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

BREAKROOM OVERVIEW

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Good	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	88,042 SF	59	10215409
B1010		Good	Superstructure, Masonry (CMU) Bearing Walls	88,042 SF	60	10818566
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	23,200 SF	5	10215480
B2020	Building Exterior	Fair	Glazing, any type by SF	8,000 SF	15	10215444
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	16	10215366
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	11	12	10215536
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	8,400 SF	15	10215393
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	58,340 SF	5	10215516
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	9	24	10215370
C1030	Hallway	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	14	24	10215394
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	11	25	10215403
C1030	Main Entrance	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	25	10215431
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	72	22	10215521
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	67,400 SF	10	10215435
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	29	7	10215450
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	144 LF	4	10215377
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,100 SF	23	10215362
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	140,800 SF	8	10215446
C2030	Library & Main Office	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	5	10215474
C2030	Gymnasium	Fair	Flooring, Wood, Strip	3,800 SF	12	10215423
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,100 SF	25	10215465
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	72,342 SF	8	10215509
C2030	Stage	Fair	Flooring, Wood, Strip	1,800 SF	14	10215488
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,500 SF	34	10215414
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,800 SF	4	10215520
Conveying						
D1010	120 EMR	Fair	Elevator Controls, Automatic, 1 Car	1	4	10215398
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	4	10215399
D1010	120 EMR	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	13	10215404
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	88,042 SF	24	10215555
D2010	Restrooms	Fair	Urinal, Standard	9	13	10215507
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	9	10215490
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	28	16	10215365
D2010	Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	8	12	10215418
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	10215539
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	10215440
D2010	108F	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	13	10215554
HVAC						

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Mezzanine	Fair	Unit Heater, Electric, 5 kW	1	4	10215436
D3020	118 Mechanical room	Fair	Unit Heater, Electric, 5 kW	1	4	10215561
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM [CUH-8]	1	10	10215477
D3020	193	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM	1	10	10215560
D3020	108F	Fair	Boiler Supplemental Components, Expansion Tank, 80 GAL [ET-1]	1	23	10215419
D3020	118 Mechanical room	Fair	Unit Heater, Electric, 5 kW [PUH-10]	1	4	10215422
D3020	193	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM	1	10	10215556
D3020	108F	Fair	Unit Heater, Electric, 5 kW [PUH #12]	1	5	10215501
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM [CUH#2]	1	9	10215504
D3020	108F	Fair	Boiler Supplemental Components, Expansion Tank, 30 GAL	1	25	10215574
D3020	Main Entrance	Fair	Cabinet Heater, Electric, 3 to 4 LF	1	9	10215464
D3020	Tractor Shed	Fair	Unit Heater, Electric, 5 kW [PUH-16]	1	4	10215514
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM	1	10	10215391
D3020	193	Fair	Unit Heater, Electric, 5 kW [PUH-7]	1	4	10215424
D3020	Kitchen	Fair	Cabinet Heater, Electric, 3 to 4 LF, 400 CFM [CUH-1]	1	9	10215385
D3020	108F	Fair	Boiler Supplemental Components, Expansion Tank, 7 GAL	1	24	10215434
D3030	248	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-22]	1	4	10215438
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON [DSS-1]	1	4	10215395
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-35]	1	5	10215380
D3030	248	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-23]	1	4	10215564
D3030	256	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-21]	1	4	10215578
D3030	220	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-32]	1	5	10215528
D3030	131	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP-6]	1	4	10215563
D3030	176	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-3]	1	4	10215417
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 1.5 [HEAT PUMP-50]	1	5	10215566
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HEAT PUMP-56]	1	6	10215390
D3030	115	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HEAT PUMP-20]	1	4	10215376
D3030	Hallway	Fair	Heat Pump, Water Source, 5 TON [HPU-45]	1	4	10215384
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-73]	1	5	10215447
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 7.5 TON, 5.5 TON [HEAT PUMP-51]	1	4	10215472
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-31]	1	4	10215397
D3030	242	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-75]	1	5	10215426
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON [DSS-3]	1	9	10215525
D3030	210	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-39]	1	5	10215531
D3030	214	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-37]	1	5	10215568
D3030	137	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-4]	1	4	10215515
D3030	193	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP-69]	1	4	10215369
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP - 71]	1	5	10215387
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-15]	1	5	10215481
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-55]	1	5	10215534
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-27]	1	4	10215364
D3030	176	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-2]	1	5	10215577
D3030	193	Fair	Heat Pump, Water Source, 5 TON, .5 [HEAT PUMP-67]	1	4	10215487
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-72]	1	4	10215430

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 1 TON, 1 TON [HEAT PUMP- 47]	1	5	10215408
D3030	156	Fair	Heat Pump, Water Source, 5 TON, 3 [HEAT PUMP-9]	1	5	10215389
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-11]	1	5	10215505
D3030	162	Fair	Heat Pump, Water Source, 5 TON, 3 [HEAT PUMP-8]	1	5	10215485
D3030	137	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-5]	1	5	10215453
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-16]	1	5	10215383
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP- 44]	1	4	10215491
D3030	162	Fair	Heat Pump, Water Source, 5 TON [HEAT PUMP-7]	1	5	10215518
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP - 43]	1	4	10215449
D3030	132	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-18]	1	5	10215502
D3030	233	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-25]	1	4	10215550
D3030	129	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP-14]	1	5	10215458
D3030	233	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-24]	1	5	10215452
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-28]	1	5	10215567
D3030	220	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HEAT PUMP-33]	1	5	10215454
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-40]	1	4	10215492
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 5 [HEAT PUMP - 41]	1	5	10215416
D3030	Office space	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPU-33]	1	4	10215506
D3030	Office space	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPS-30]	1	5	10215425
D3030	230	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-29]	1	5	10215540
D3030	132	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-19]	1	5	10215511
D3030	223	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP-34]	1	4	10215479
D3030	Hallway	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPS-40]	1	4	10215466
D3030	142	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-13]	1	4	10215462
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, .5 [HEAT PUMP-49]	1	5	10215565
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-36]	1	5	10215538
D3030	214	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-38]	1	5	10215559
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HEAT PUMP-53]	1	5	10215459
D3030	225	Good	Heat Pump, Water Source, 5 TON, 1 TON [HEAT PUMP-26]	1	17	10215544
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 1.5 [HEAT PUMP-70]	1	5	10215523
D3030	151	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPU-13]	1	4	10215575
D3030	Roof	Good	Split System Ductless, Single Zone, 1 TON	1	3	10215441
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [DSS-4]	1	3	10215573
D3030	242	Fair	Heat Pump, Water Source, 5 TON, 3.5 [HEAT PUMP-74]	1	4	10215360
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HEAT PUMP-45]	1	5	10215378
D3030	184	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-1]	1	4	10215367
D3030	Office space	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPS-39]	1	5	10215510
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-30]	1	4	10215552
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HEAT PUMP- 48]	1	4	10215546
D3030	Hallway	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPS-41]	1	5	10215374
D3030	Hallway	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPU-43]	1	4	10215406
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-10]	1	4	10215541
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HEAT PUMP- 46]	1	4	10215456
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-54]	1	4	10215545

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	118 Mechanical room	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HEAT PUMP-52]	1	4	10215543
D3030	142	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HEAT PUMP-12]	1	4	10215396
D3030	Hallway	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPU-63]	1	4	10215547
D3030	Office space	Fair	Heat Pump, Water Source, 5 TON, Inaccessible [HPS-38]	1	5	10215497
D3030	Mechanical Mezzanine	Fair	Heat Pump, Water Source, 5 TON [HEAT PUMP - 42]	1	5	10215400
D3050	118 Mechanical room	Fair	Air Handler, Interior AHU, Packaged, 10001 to 15000 CFM, 13200 CFM [ERV-3]	1	14	10215498
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	88,042 SF	24	10215451
D3050	108F	Fair	Supplemental Components, Air Separator, HVAC, 2 IN	1	4	10215386
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	88,042 SF	14	10215457
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 12800 CFM [ERV-2]	1	14	10215572
D3050	108F	Fair	Supplemental Components, Air Separator, HVAC, 2 IN	1	3	10215517
D3050	Hallway	Fair	Fan Coil Unit, Hydronic Terminal, 400 CFM [CUH-7]	1	5	10215571
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 12500 CFM [ERV-1]	1	15	10215569
D3050	108F	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [P-2]	1	9	10215533
D3050	193	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5600 CFM [ERU-5]	1	15	10215467
D3050	108F	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [P-1]	1	9	10215443
D3050	Mechanical Mezzanine	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5600 CFM [ERV-4]	1	14	10215581
D3060	118 Mechanical room	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM [RF-2]	1	4	10215489
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-20]	1	9	10215557
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM [EF-23]	1	9	10215375
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-18]	1	9	10215428
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM [EF-17]	1	9	10215437
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-16]	1	9	10215413
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-1]	1	9	10215579
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 650 CFM [EF-2]	1	9	10215421
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-3]	1	10	10215469
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 325 CFM [EF-19]	1	9	10215415
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 225 CFM [EF-24]	1	9	10215483
D3060	118 Mechanical room	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-4]	1	6	10215549
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF-7]	1	9	10215388
D3060	Tractor Shed	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM	1	4	10215548
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1665 CFM [EF-5]	1	9	10215361
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM [EF-14]	1	10	10215503
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 8' Wide Heated	1	5	10215570
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-15]	1	9	10215461
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1050 CFM [EF-13]	1	10	10215495
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	4	10215535
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 6750 CFM [EF-22]	1	9	10215576
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM [EF-8]	1	9	10215405
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 6750 CFM [EF-21]	1	9	10215499
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF-9]	1	9	10215484
D3060	Trash Collector Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-10]	1	3	10215392
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 125 CFM [EF-6]	1	9	10215373
Fire Protection						

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	88,042 SF	25	10215580
D4010	108F	Fair	Backflow Preventer, Fire Suppression, 2 IN	1	15	10215562
D4010	108F	Fair	Backflow Preventer, Fire Suppression, 4 INCH	1	14	10215582
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	88,042 SF	10	10215439
D4010	108F	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	10215482
Electrical						
D5010	108G	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-2]	1	10	10215526
D5010	108G	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-1]	1	10	10215475
D5010	Site General	Fair	Generator, Gas or Gasoline, 125 KW	1	10	10215470
D5020	108G	Fair	Distribution Panel, 277/480 V, 1200 AMP [MDP-1]	1	15	10215460
D5020	241	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	15	10215429
D5020	241	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	14	10215381
D5020	148	Fair	Distribution Panel, 277/480 V, 400 AMP [E]	1	14	10215551
D5020	108G	Fair	Distribution Panel, 120/208 V, 350 AMP [A1]	1	14	10215553
D5020	108G	Fair	Distribution Panel, 120/208 V, 350 AMP [A1]	1	13	10215382
D5020	108G	Fair	Distribution Panel, 277/480 V, 400 AMP [A]	1	13	10215410
D5020	116	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	14	10215558
D5020	108G	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10215476
D5020	108G	Fair	Switchboard, 277/480 V, 2000 AMP	1	24	10215402
D5020	241	Fair	Distribution Panel, 277/480 V, 800 AMP [MDP-2]	1	15	10215473
D5020	148	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10215512
D5020	148	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	13	10215486
D5020	116	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	14	10215455
D5020	108G	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	15	10215432
D5020	116	Fair	Distribution Panel, 120/208 V, 400 AMP [D]	1	14	10215537
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	88,042 SF	25	10215493
D5030	108F	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [VFD#1]	1	5	10215542
D5030	108F	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [VFD#2]	1	5	10215463
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	19	5	10215508
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	88,042 SF	5	10215494
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	88,042 SF	5	10215433
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	88,042 SF	5	10215379
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	88,042 SF	11	10215522
D7050	108G	Fair	Fire Alarm Panel, Fully Addressable	1	10	10215371
D7050	Main Entrance	Fair	Fire Alarm Panel, Annunciator	1	9	10215532
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	88,042 SF	7	10215529
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 1/15 HP	1	3	10215368
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10215427
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10215496
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10215411
E1030	Trash Collector Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	4	10215442
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10215363

Component Condition Report | William B. Gibbs, Jr. Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10215519
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	11	10215448
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 1/15 HP	1	3	10215401
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	4	10215468
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	6	10215500
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	14	10215524
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10215420
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	10215471
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	10215445
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10215527
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	10215530
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10215513
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10215412
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,800 SF	4	10215372
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	14	10215478
Accessibility						
Y1060		NA	ADA Kitchen & Laundry Areas, Laundry Sink, Height/Location/Clearance, Modify	1	0	10835274

Component Condition Report | William B. Gibbs, Jr. Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	4	5	10217562
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000 SF	1	10217570
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000 SF	7	10217555
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,700 SF	34	10217563
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	5	10217559
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	7,200 SF	9	10217550
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	1,800 SF	2	10217572
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	8	10217569
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	8,400 SF	7	10217558
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	5	10217564
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	1,200 SF	2	10217560
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	4,000 SF	3	10217554
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	10217561
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	4,000 SF	3	10217571
Sitework						
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	4	10217567
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	7	10217552
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	10217556
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	6	10217553
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	10217568
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	150 LF	24	10217573
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	12	10217565

Component Condition Report | William B. Gibbs, Jr. Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Flagpole, Metal	1	16	10217551
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	14	7	10217566
Utilities						
G4010	Site General	Fair	Site Transformer, Liquid Filled, Property-Owned, 500 kVA	1	14	10217557

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/27/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
William B. Gibbs, Jr. Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
William B. Gibbs, Jr. Elementary School / Main Building	$0	$2,266	$0	$23,756	$417,631	$2,161,590	$12,418	$361,676	$759,568	$126,996	$654,768	$248,725	$113,491	$147,441	$1,017,705	$1,152,904	$83,445	$9,752	$394,522	$74,489	$28,898	**$7,792,040**
William B. Gibbs, Jr. Elementary School / Site	$0	$37,669	$2,483	$8,742	$900	$41,038	$57,640	$345,644	$34,203	$61,063	$0	$50,625	$5,047	$11,748	$121,007	$0	$62,699	$3,868	$13,619	$0	$0	**$857,996**
Grand Total	**$0**	**$39,935**	**$2,483**	**$32,498**	**$418,532**	**$2,202,628**	**$70,058**	**$707,320**	**$793,771**	**$188,060**	**$654,768**	**$299,349**	**$118,538**	**$159,189**	**$1,138,712**	**$1,152,904**	**$146,144**	**$13,619**	**$408,141**	**$74,489**	**$28,898**	**$8,650,036**

William B. Gibbs, Jr. Elementary School

William B. Gibbs, Jr. Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10215480	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	15	5	23200	SF	$1.86	$43,152						$43,152																	**$43,152**
B2020	Building Exterior	10215444	Glazing, any type by SF, Replace	30	15	15	8000	SF	$55.00	$440,000																$440,000							**$440,000**
B2050	Building Exterior	10215536	Exterior Door, Steel, Standard, Replace	30	18	12	11	EA	$600.00	$6,600													$6,600										**$6,600**
B2050	Building Exterior	10215366	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	12	EA	$1,300.00	$15,600																	$15,600						**$15,600**
B3010	Roof	10215393	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	15	15	8400	SF	$5.67	$47,628																$47,628							**$47,628**
B3010	Roof	10215516	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	15	5	58340	SF	$14.20	$828,428						$828,428																	**$828,428**
C1070	Throughout Building	10215435	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	67400	SF	$3.50	$235,900											$235,900												**$235,900**
C1090	Restrooms	10215450	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	29	EA	$750.00	$21,750								$21,750															**$21,750**
C1090	Hallway	10215377	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	144	LF	$500.00	$72,000					$72,000																		**$72,000**
C2010	Throughout Building	10215446	Wall Finishes, any surface, Prep & Paint	10	2	8	140800	SF	$1.50	$211,200									$211,200										$211,200				**$422,400**
C2030	Gymnasium	10215423	Flooring, Wood, Strip, Replace	30	18	12	3800	SF	$15.00	$57,000													$57,000										**$57,000**
C2030	Stage	10215488	Flooring, Wood, Strip, Replace	30	16	14	1800	SF	$15.00	$27,000														$27,000									**$27,000**
C2030	Throughout Building	10215509	Flooring, Vinyl Tile (VCT), Replace	15	7	8	72342	SF	$5.00	$361,710									$361,710														**$361,710**
C2030	Library & Main Office	10215474	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4500	SF	$7.50	$33,750						$33,750										$33,750							**$67,500**
C2050	Gymnasium	10215520	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	3800	SF	$2.50	$9,500					$9,500									$9,500									**$19,000**
D1010	120 EMR	10215398	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																		**$5,000**
D1010	Elevator	10215399	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	$9,000.00	$9,000					$9,000															$9,000			**$18,000**
D1010	120 EMR	10215404	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	17	13	1	EA	$55,000.00	$55,000														$55,000									**$55,000**
D2010	108F	10215554	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	$16,600.00	$16,600														$16,600									**$16,600**
D2010	Hallway	10215539	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	1	EA	$1,500.00	$1,500				$1,500															$1,500				**$3,000**
D2010	Hallways & Common Areas	10215490	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	4	EA	$1,500.00	$6,000										$6,000													**$6,000**
D2010	Restrooms	10215418	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	18	12	8	EA	$2,000.00	$16,000													$16,000										**$16,000**
D2010	Restrooms	10215507	Urinal, Standard, Replace	30	17	13	9	EA	$1,100.00	$9,900														$9,900									**$9,900**
D2010	Kitchen	10215440	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	1	EA	$1,200.00	$1,200															$1,200								**$1,200**
D2010	Restrooms	10215365	Toilet, Commercial Water Closet, Replace	30	14	16	28	EA	$1,300.00	$36,400																	$36,400						**$36,400**
D3020	Mechanical Mezzanine	10215436	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3020	118 Mechanical room	10215561	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3020	118 Mechanical room	10215422	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3020	Tractor Shed	10215514	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3020	193	10215424	Unit Heater, Electric, Replace	20	16	4	1	EA	$1,800.00	$1,800					$1,800																		**$1,800**
D3020	108F	10215501	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																	**$1,800**
D3020	Hallway	10215504	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	16	9	1	EA	$3,726.00	$3,726										$3,726													**$3,726**
D3020	Main Entrance	10215464	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	16	9	1	EA	$3,500.00	$3,500										$3,500													**$3,500**
D3020	Kitchen	10215385	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	16	9	1	EA	$3,726.00	$3,726										$3,726													**$3,726**
D3020	Hallway	10215477	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,726.00	$3,726											$3,726												**$3,726**
D3020	193	10215560	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,726.00	$3,726											$3,726												**$3,726**
D3020	193	10215556	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,726.00	$3,726											$3,726												**$3,726**
D3020	Hallway	10215391	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	15	10	1	EA	$3,726.00	$3,726											$3,726												**$3,726**
D3030	Roof	10215441	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500															$3,500				**$7,000**
D3030	Roof	10215573	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300															$2,300				**$4,600**
D3030	248	10215438	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	Roof	10215395	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500																$3,500		**$7,000**
D3030	248	10215564	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	256	10215578	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	131	10215563	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	176	10215417	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	115	10215376	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	Hallway	10215384	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	118 Mechanical room	10215472	Heat Pump, Water Source, 7.5 TON, Replace	20	16	4	1	EA	$10,900.00	$10,900					$10,900																		**$10,900**
D3030	226	10215397	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	137	10215515	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	193	10215369	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	236	10215364	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	193	10215487	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**
D3030	170	10215430	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																		**$5,900**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Mechanical Mezzanine	10215491	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Mechanical Mezzanine	10215449	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	233	10215550	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Mechanical Mezzanine	10215492	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Office space	10215506	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	223	10215479	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Hallway	10215466	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	142	10215462	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	151	10215575	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	242	10215360	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	184	10215367	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	226	10215552	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Mechanical Mezzanine	10215546	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Hallway	10215406	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	152	10215541	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Mechanical Mezzanine	10215456	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	118 Mechanical room	10215545	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	118 Mechanical room	10215543	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	142	10215396	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	Hallway	10215547	Heat Pump, Water Source, 5 TON, Replace	20	16	4	1	EA	$5,900.00	$5,900					$5,900																	**$5,900**
D3030	215	10215380	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	220	10215528	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	118 Mechanical room	10215566	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	170	10215447	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	242	10215426	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	210	10215531	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	214	10215568	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215387	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	123	10215481	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	118 Mechanical room	10215534	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	176	10215577	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215408	Heat Pump, Water Source, 1 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	156	10215389	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	152	10215505	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	162	10215485	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	137	10215453	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	123	10215383	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	162	10215518	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	132	10215502	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	129	10215458	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	233	10215452	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	236	10215567	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	220	10215454	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215416	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Office space	10215425	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	230	10215540	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	132	10215511	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215565	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	215	10215538	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	214	10215559	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	118 Mechanical room	10215459	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	118 Mechanical room	10215523	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215378	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Office space	10215510	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Hallway	10215374	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Office space	10215497	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	Mechanical Mezzanine	10215400	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	118 Mechanical room	10215390	Heat Pump, Water Source, 5 TON, Replace	20	14	6	1	EA	$5,900.00	$5,900							$5,900															**$5,900**
D3030	Roof	10215525	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$4,800.00	$4,800									$4,800													**$4,800**
D3030	225	10215544	Heat Pump, Water Source, 5 TON, Replace	20	3	17	1	EA	$5,900.00	$5,900																	$5,900				**$5,900**
D3050	108F	10215517	Supplemental Components, Air Separator, HVAC, Replace	15	12	3	1	EA	$1,980.00	$1,980				$1,980														$1,980				**$3,960**
D3050	108F	10215386	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$1,980.00	$1,980					$1,980														$1,980			**$3,960**
D3050	108F	10215533	Pump, Distribution, HVAC Heating Water, Replace	25	16	9	1	EA	$22,000.00	$22,000									$22,000													**$22,000**
D3050	108F	10215443	Pump, Distribution, HVAC Heating Water, Replace	25	16	9	1	EA	$22,000.00	$22,000									$22,000													**$22,000**
D3050	Hallway	10215571	Fan Coil Unit, Hydronic Terminal, Replace	20	15	5	1	EA	$1,670.00	$1,670						$1,670																**$1,670**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	118 Mechanical room	10215498	Air Handler, Interior AHU, Packaged, 10001 to 15000 CFM, Replace	30	16	14	1	EA	$81,975.00	$81,975															$81,975							**$81,975**
D3050	Throughout Building	10215457	HVAC System, Ductwork, Medium Density, Replace	30	16	14	88042	SF	$4.00	$352,168															$352,168							**$352,168**
D3050	Roof	10215572	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	16	14	1	EA	$70,000.00	$70,000															$70,000							**$70,000**
D3050	Mechanical Mezzanine	10215581	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	16	14	1	EA	$31,000.00	$31,000															$31,000							**$31,000**
D3050	Roof	10215569	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	$70,000.00	$70,000																$70,000						**$70,000**
D3050	193	10215467	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	$31,000.00	$31,000																$31,000						**$31,000**
D3060	Trash Collector Room	10215392	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	$1,200.00	$1,200				$1,200																		**$1,200**
D3060	118 Mechanical room	10215489	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	Tractor Shed	10215548	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	$1,200.00	$1,200					$1,200																	**$1,200**
D3060	118 Mechanical room	10215549	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,200.00	$1,200							$1,200															**$1,200**
D3060	Roof	10215557	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215375	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215428	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215437	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215413	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215579	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215421	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215415	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215483	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215388	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215361	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	$2,400.00	$2,400										$2,400												**$2,400**
D3060	Roof	10215461	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215576	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	16	9	1	EA	$4,000.00	$4,000										$4,000												**$4,000**
D3060	Roof	10215405	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215499	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	16	9	1	EA	$4,000.00	$4,000										$4,000												**$4,000**
D3060	Roof	10215484	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215373	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10215469	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10215503	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10215495	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Kitchen	10215535	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	16	4	1	EA	$2,800.00	$2,800					$2,800																	**$2,800**
D3060	Kitchen	10215570	Supplemental Components, Air Curtain, 8' Wide Heated, Replace	20	15	5	1	EA	$4,200.00	$4,200						$4,200																**$4,200**
D4010	Throughout Building	10215439	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	88042	SF	$1.07	$94,205											$94,205											**$94,205**
D4010	108F	10215582	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	$6,600.00	$6,600															$6,600							**$6,600**
D4010	108F	10215562	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$3,200.00	$3,200																$3,200						**$3,200**
D4010	108F	10215482	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$10,500.00	$10,500																$10,500						**$10,500**
D5010	Site General	10215470	Generator, Gas or Gasoline, Replace	25	15	10	1	EA	$82,000.00	$82,000											$82,000											**$82,000**
D5010	108G	10215526	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D5010	108G	10215475	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D5020	148	10215486	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$7,600.00	$7,600														$7,600								**$7,600**
D5020	241	10215381	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$6,700.00	$6,700															$6,700							**$6,700**
D5020	116	10215558	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$10,000.00	$10,000															$10,000							**$10,000**
D5020	108G	10215476	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$7,600.00	$7,600															$7,600							**$7,600**
D5020	148	10215512	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$7,600.00	$7,600															$7,600							**$7,600**
D5020	116	10215455	Secondary Transformer, Dry, Stepdown, Replace	30	16	14	1	EA	$7,600.00	$7,600															$7,600							**$7,600**
D5020	241	10215429	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$6,700																$6,700						**$6,700**
D5020	108G	10215432	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$16,000.00	$16,000																$16,000						**$16,000**
D5020	108G	10215382	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	108G	10215410	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	148	10215551	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$5,300.00	$5,300															$5,300							**$5,300**
D5020	108G	10215553	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000							**$6,000**
D5020	116	10215537	Distribution Panel, 120/208 V, Replace	30	16	14	1	EA	$6,000.00	$6,000															$6,000							**$6,000**
D5020	108G	10215460	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	$14,000.00	$14,000																$14,000						**$14,000**
D5020	241	10215473	Distribution Panel, 277/480 V, Replace	30	15	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
D5030	108F	10215542	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$21,000.00	$21,000						$21,000																**$21,000**
D5030	108F	10215463	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$21,000.00	$21,000						$21,000																**$21,000**
D5040	Building Exterior	10215508	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	19	EA	$400.00	$7,600						$7,600																**$7,600**
D5040	Throughout Building	10215494	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	88042	SF	$0.65	$57,227						$57,227										$57,227						**$114,455**
D5040	Throughout Building	10215433	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	88042	SF	$5.00	$440,210						$440,210																**$440,210**
D6060	Throughout Building	10215379	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	88042	SF	$1.65	$145,269						$145,269																**$145,269**
D7030	Throughout Building	10215522	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	88042	SF	$2.00	$176,084											$176,084											**$176,084**
D7050	Throughout Building	10215529	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	88042	SF	$3.00	$264,126							$264,126															**$264,126**
D7050	Main Entrance	10215532	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	$1,580.00	$1,580									$1,580													**$1,580**
D7050	108G	10215371	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
E1030	Roof	10215368	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	$5,030.00	$5,030				$5,030															$5,030				**$10,060**

Replacement Reserves Report

3/27/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Roof	10215401	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	$5,030.00	$5,030				$5,030															$5,030			**$10,060**
E1030	Kitchen	10215411	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Trash Collector Room	10215442	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	16	4	1	EA	$13,000.00	$13,000					$13,000																	**$13,000**
E1030	Kitchen	10215468	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	1	LF	$1,000.00	$1,000					$1,000																	**$1,000**
E1030	Kitchen	10215445	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600														$4,600			**$9,200**
E1030	Kitchen	10215427	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	10215496	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600		**$9,200**
E1030	Kitchen	10215363	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	10215527	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	$25,000.00	$25,000						$25,000																**$25,000**
E1030	Kitchen	10215500	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	9	6	1	EA	$3,300.00	$3,300							$3,300															**$3,300**
E1030	Kitchen	10215420	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	$3,600.00	$3,600								$3,600														**$3,600**
E1030	Kitchen	10215530	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	10215519	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Kitchen	10215471	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	$25,000.00	$25,000									$25,000													**$25,000**
E1030	Kitchen	10215448	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600												$3,600										**$3,600**
E1030	Kitchen	10215524	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	$2,500.00	$2,500															$2,500							**$2,500**
E1060	Staff lounge	10215513	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1060	Staff lounge	10215412	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1070	Stage	10215372	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	1800	SF	$13.00	$23,400					$23,400														$23,400			**$46,800**
E1070	Gymnasium	10215478	Basketball Backboard, Wall-Mounted, Operable, Operable	30	16	14	6	EA	$4,300.00	$25,800															$25,800							**$25,800**
Y1060	Main Building	10835274	ADA Kitchen & Laundry Areas, Laundry Sink, Height/Location/Clearance, Modify	0	16	* 0	1	EA	$2,200.00	$2,200		$2,200																				**$2,200**
Totals, Unescalated											**$0**	**$2,200**	**$0**	**$21,740**	**$371,060**	**$1,864,607**	**$10,400**	**$294,076**	**$599,610**	**$97,332**	**$487,209**	**$179,684**	**$79,600**	**$100,400**	**$672,823**	**$740,005**	**$52,000**	**$5,900**	**$231,740**	**$42,480**	**$16,000**	**$5,868,866**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$2,266**	**$0**	**$23,756**	**$417,631**	**$2,161,590**	**$12,418**	**$361,676**	**$759,568**	**$126,996**	**$654,768**	**$248,725**	**$113,491**	**$147,441**	**$1,017,705**	**$1,152,904**	**$83,445**	**$9,752**	**$394,522**	**$74,489**	**$28,898**	**$7,792,040**

William B. Gibbs, Jr. 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
D5040	Site	10217562	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$800.00	$3,200						$3,200																**$3,200**
G2020	Site	10217570	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	55000	SF	$0.66	$36,572		$36,572					$36,572					$36,572				$36,572						**$146,289**
G2020	Site	10217555	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	55000	SF	$3.50	$192,500								$192,500														**$192,500**
G2050	Site	10217560	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	1200	SF	$0.45	$540			$540					$540					$540						$540				**$2,160**
G2050	Site	10217558	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	8400	SF	$3.50	$29,400								$29,400														**$29,400**
G2050	Site	10217569	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	4	EA	$4,750.00	$19,000									$19,000													**$19,000**
G2050	Site	10217550	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	16	9	7200	SF	$6.50	$46,800										$46,800												**$46,800**
G2050	Site	10217572	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	3	2	1800	SF	$1.00	$1,800			$1,800					$1,800					$1,800						$1,800				**$7,200**
G2050	Site	10217554	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	4000	SF	$1.00	$4,000				$4,000					$4,000					$4,000						$4,000			**$16,000**
G2050	Site	10217571	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	4000	SF	$1.00	$4,000				$4,000					$4,000					$4,000						$4,000			**$16,000**
G2050	Site	10217559	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
G2050	Site	10217564	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
G2050	Site	10217561	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	$10,000.00	$10,000							$10,000															**$10,000**
G2060	Site	10217567	Bike Rack, Fixed 6-10 Bikes, Replace	20	16	4	1	EA	$800.00	$800					$800																	**$800**
G2060	Site	10217568	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$700						$700																**$700**
G2060	Site	10217552	Bike Rack, Fixed 6-10 Bikes, Replace	20	13	7	1	EA	$800.00	$800								$800														**$800**
G2060	Site	10217565	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	2	EA	$600.00	$1,200																						**$1,200**
G2060	Site	10217556	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$1,500.00	$1,500						$1,500																**$1,500**
G2060	Site	10217551	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G2060	Site	10217553	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	14	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
G4010	Site General	10217557	Site Transformer, Liquid Filled, Property-Owned, Replace	30	16	14	1	EA	$80,000.00	$80,000														$80,000								**$80,000**
G4050	Site	10217566	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	14	EA	$4,000.00	$56,000								$56,000														**$56,000**
Totals, Unescalated											**$0**	**$36,572**	**$2,340**	**$8,000**	**$800**	**$35,400**	**$48,272**	**$281,040**	**$27,000**	**$46,800**	**$0**	**$36,572**	**$3,540**	**$8,000**	**$80,000**	**$0**	**$39,072**	**$2,340**	**$8,000**	**$0**	**$0**	**$663,749**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$37,669**	**$2,483**	**$8,742**	**$900**	**$41,038**	**$57,640**	**$345,644**	**$34,203**	**$61,063**	**$0**	**$50,625**	**$5,047**	**$11,748**	**$121,007**	**$0**	**$62,699**	**$3,868**	**$13,619**	**$0**	**$0**	**$857,996**

* 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	10215398	D1010	**Elevator Controls**	Automatic, 1 Car		William B. Gibbs, Jr. Elementary School / Main Building	120 EMR	Schneider	NA	NA	2009		
2	10215404	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	William B. Gibbs, Jr. Elementary School / Main Building	120 EMR	Schneider	NA	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10215554	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	William B. Gibbs, Jr. Elementary School / Main Building	108F	State Industries, Inc.	SBD-100-199NET 118	1840112124946	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10215560	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	193				2009		
2	10215556	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	193				2009		
3	10215464	D3020	**Cabinet Heater**	Electric, 3 to 4 LF		William B. Gibbs, Jr. Elementary School / Main Building	Main Entrance	No dataplate	No dataplate	No dataplate	2009		
4	10215391	D3020	**Cabinet Heater**	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Hallway				2009		
5	10215504	D3020	**Cabinet Heater** [CUH#2]	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Hallway				2009		
6	10215385	D3020	**Cabinet Heater** [CUH-1]	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Kitchen				2009		
7	10215477	D3020	**Cabinet Heater** [CUH-8]	Electric, 3 to 4 LF	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Hallway				2009		
8	10215436	D3020	**Unit Heater**	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	Taskmaster	Inaccessible	Inaccessible	2009		
9	10215561	D3020	**Unit Heater**	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	Taskmaster	G1G5103CAIN	NA	2009		
10	10215501	D3020	**Unit Heater** [PUH #12]	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	108F	Taskmaster	G1G5103CAIN	Illegible	2009		
11	10215422	D3020	**Unit Heater** [PUH-10]	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	Taskmaster	Inaccessible	Inaccessible	2009		
12	10215514	D3020	**Unit Heater** [PUH-16]	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	Tractor Shed	Taskmaster	G1G5105CA1N	Illegible	2009		
13	10215424	D3020	**Unit Heater** [PUH-7]	Electric	5 kW	William B. Gibbs, Jr. Elementary School / Main Building	193	Taskmaster	Inaccessible	Inaccessible	2009		
14	10215574	D3020	**Boiler Supplemental Components**	Expansion Tank	30 GAL	William B. Gibbs, Jr. Elementary School / Main Building	108F				2009		
15	10215434	D3020	**Boiler Supplemental Components**	Expansion Tank	7 GAL	William B. Gibbs, Jr. Elementary School / Main Building	108F				2009		
16	10215419	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	80 GAL	William B. Gibbs, Jr. Elementary School / Main Building	108F	Taco	Illegible	Illegible	2009		
17	10215416	D3030	**Heat Pump** [HEAT PUMP - 41]	Water Source, 5 TON	5	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	M.VFW.1.060.B.K.Y.R.T.01.		2009		
18	10215400	D3030	**Heat Pump** [HEAT PUMP - 42]	Water Source, 5 TON		William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW.1.012.B.J.Y.R.T.01.	Illegible	2009		
19	10215449	D3030	**Heat Pump** [HEAT PUMP - 43]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	H.VFW.1.036.B.K.Y.R.T.01.	Illegible	2009		
20	10215387	D3030	**Heat Pump** [HEAT PUMP - 71]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW. 1.036.B.K. Y. R. T. 01.	Illegible	2009		
21	10215491	D3030	**Heat Pump** [HEAT PUMP- 44]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW.1.012. B. J. Y. R. T.01.	Illegible	2009		
22	10215456	D3030	**Heat Pump** [HEAT PUMP- 46]	Water Source, 5 TON	2 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW.1.024.B. J. Y. R. T. 01.	Illegible	2009		
23	10215408	D3030	**Heat Pump** [HEAT PUMP- 47]	Water Source, 1 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW.1.012.B. J. Y.R.T.01.	Illegible	2009		
24	10215546	D3030	**Heat Pump** [HEAT PUMP- 48]	Water Source, 5 TON	1.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFW. 1.019.B. J. Y. R. T. 01.	Illegible	2009		
25	10215367	D3030	**Heat Pump** [HEAT PUMP-1]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	184	McQuay	W.VFW. 1.036.B.K. Y. L. T.01.	Illegible	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
26	10215541	D3030	**Heat Pump** [HEAT PUMP-10]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	152	McQuay	W.VFW. 1.036.B. K. Y. R. T. 01.	Illegible	2009		
27	10215505	D3030	**Heat Pump** [HEAT PUMP-11]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	152	McQuay	W. VFW. 1.036. B. K. Y. L. T. 01.	Illegible	2009		
28	10215396	D3030	**Heat Pump** [HEAT PUMP-12]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	142	McQuay	W.VFW. 1.042. B. K. Y. R. T. 01.	Illegible	2009		
29	10215462	D3030	**Heat Pump** [HEAT PUMP-13]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	142	McQuay	W.VFW.1.042.B. K. Y. L. T. 01.	Illegible	2009		
30	10215458	D3030	**Heat Pump** [HEAT PUMP-14]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	129	McQuay	W.VFW.1.012.B. J. Y.R. T. 01.	Illegible	2009		
31	10215481	D3030	**Heat Pump** [HEAT PUMP-15]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	123	McQuay	W.VEN. 1.042, B. K. Y.R. T.01.	Illegible	2009		
32	10215383	D3030	**Heat Pump** [HEAT PUMP-16]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	123	McQuay	W.VFW.1.042.B.K. Y.L.T.01.	Illegible	2009		
33	10215502	D3030	**Heat Pump** [HEAT PUMP-18]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	132	McQuay	W.VFW. 1.042. B. K. Y. R. T. 01.	Illegible	2009		
34	10215511	D3030	**Heat Pump** [HEAT PUMP-19]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	132	McQuay	W.VFW.1.042.B. K. Y. L. T. 01.4	Illegible	2009		
35	10215577	D3030	**Heat Pump** [HEAT PUMP-2]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	176	McQuay	W.VFM.1.042.B.K. Y. L. T.01.	Illegible	2009		
36	10215376	D3030	**Heat Pump** [HEAT PUMP-20]	Water Source, 5 TON	4 TON	William B. Gibbs, Jr. Elementary School / Main Building	115	McQuay	H.VFW.1.048. B. K. Y. R. T. 01.	Illegible	2009		
37	10215578	D3030	**Heat Pump** [HEAT PUMP-21]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	256	McQuay	W.VFW. 1.042. B. K. Y. L. T. 01.	Illegible	2009		
38	10215438	D3030	**Heat Pump** [HEAT PUMP-22]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	248	McQuay	W.VFW.1.042.B.K. Y.L. T.01	Illegible	2009		
39	10215564	D3030	**Heat Pump** [HEAT PUMP-23]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	248	McQuay	W.VFW.1.042.8.K. Y. R. T.01	Illegible	2009		
40	10215452	D3030	**Heat Pump** [HEAT PUMP-24]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	233	McQuay	W.VFW.1.042.B.K. Y.R. T. 01.	Illegible	2009		
41	10215550	D3030	**Heat Pump** [HEAT PUMP-25]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	233	McQuay	W.VFW. 1.042.B.K.Y.L.T.01	Illegible	2009		
42	10215544	D3030	**Heat Pump** [HEAT PUMP-26]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	225	McQuay	W.G.V.012.J.1.LT.G.M.B.00.1	Illegible	2022		
43	10215364	D3030	**Heat Pump** [HEAT PUMP-27]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	236	McQuay	W.VFW.1.042. B. K. Y.L. T. 01.	Illegible	2009		
44	10215567	D3030	**Heat Pump** [HEAT PUMP-28]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	236	McQuay	W.VFW.1.042.B.K. Y. R. T.01	Illegible	2009		
45	10215540	D3030	**Heat Pump** [HEAT PUMP-29]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	230	McQuay	W.VFW. 1.042.B.K. Y. R. T. 01.	Illegible	2009		
46	10215417	D3030	**Heat Pump** [HEAT PUMP-3]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	176	McQuay	W.VFW.1.042.B.K. Y. R. T.01.	Illegible	2009		
47	10215552	D3030	**Heat Pump** [HEAT PUMP-30]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	226	McQuay	W.VFW.1.042.B. K. Y. L. T. 01.	Illegible	2009		
48	10215397	D3030	**Heat Pump** [HEAT PUMP-31]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	226	McQuay	W.VFW.1.042. B. K. Y. R. T. 01.	Illegible	2009		
49	10215528	D3030	**Heat Pump** [HEAT PUMP-32]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	220	McQuay	W.VFW.1.042.B.K.Y.L. T. 01.	Illegible	2009		
50	10215454	D3030	**Heat Pump** [HEAT PUMP-33]	Water Source, 5 TON	4 TON	William B. Gibbs, Jr. Elementary School / Main Building	220	McQuay	W.VFW. 1.048. B. K. Y. R. T. 01.	Illegible	2009		
51	10215479	D3030	**Heat Pump** [HEAT PUMP-34]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	223	McQuay	W.VFW.1.012.B.J.Y.R.T.01	Illegible	2009		

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52	10215380	D3030	**Heat Pump** [HEAT PUMP-35]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	215	McQuay	W.VFW.1.042.B. K. Y. R. T. 01.	Illegible	2009		
53	10215538	D3030	**Heat Pump** [HEAT PUMP-36]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	215	McQuay	W.VFW.1.042.B.K. Y.L.T.01.	Illegible	2009		
54	10215568	D3030	**Heat Pump** [HEAT PUMP-37]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	214	McQuay	W.VFW.1.042.B. K. Y.L. T. 01.1	Illegible	2009		
55	10215559	D3030	**Heat Pump** [HEAT PUMP-38]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	214	McQuay	W.VFW.1.042.B.K.Y.R. T.01	Illegible	2009		
56	10215531	D3030	**Heat Pump** [HEAT PUMP-39]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	210	McQuay	W.VFW. 1.036. B. K. Y. L. T. 01.	Illegible	2009		
57	10215515	D3030	**Heat Pump** [HEAT PUMP-4]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	137	McQuay	W.VFW. 1.036.B.K. Y. R. T. 01.	Illegible	2009		
58	10215492	D3030	**Heat Pump** [HEAT PUMP-40]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.VFH.1.042. B. K. Y. R. T. 01	Illegible	2009		
59	10215378	D3030	**Heat Pump** [HEAT PUMP-45]	Water Source, 5 TON	5 TON	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	N.VFW.1.060.B.K. Y. R. T. 01.	Illegible	2009		
60	10215565	D3030	**Heat Pump** [HEAT PUMP-49]	Water Source, 5 TON	.5	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	McQuay	W.FCW. 1.009.M. J. Y.R.T.01	Illegible	2009		
61	10215453	D3030	**Heat Pump** [HEAT PUMP-5]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	137	McQuay	W.VFW. 1.036. B. K. Y. L. T. 01.	Illegible	2009		
62	10215566	D3030	**Heat Pump** [HEAT PUMP-50]	Water Source, 5 TON	1.5	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW.1.019.B. J. Y. R. T. 01.	Illegible	2009		
63	10215472	D3030	**Heat Pump** [HEAT PUMP-51]	Water Source, 7.5 TON	5.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW.1.070.B.K. Y. L. T. 01.H	Illegible	2009		
64	10215543	D3030	**Heat Pump** [HEAT PUMP-52]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW. 1.036. B. K. Y. R. T. 01.	Illegible	2009		
65	10215459	D3030	**Heat Pump** [HEAT PUMP-53]	Water Source, 5 TON	1.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW. 1.019.B. J. Y. R. T. 01.	Illegible	2009		
66	10215545	D3030	**Heat Pump** [HEAT PUMP-54]	Water Source, 5 TON	3 TON	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	N.VFH. 1.036. B.K.Y.R. T.01.	Illegible	2009		
67	10215534	D3030	**Heat Pump** [HEAT PUMP-55]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW.1.042.B.K. Y.L. T. 01.	Illegible	2009		
68	10215390	D3030	**Heat Pump** [HEAT PUMP-56]	Water Source, 5 TON	4 TON	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW.1.048. B. K. Y. L. T. 01.	Illegible	2009		
69	10215563	D3030	**Heat Pump** [HEAT PUMP-6]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	131	McQuay	W.VFW.1.012.B.J.Y.L.T.01	Illegible	2009		
70	10215487	D3030	**Heat Pump** [HEAT PUMP-67]	Water Source, 5 TON	.5	William B. Gibbs, Jr. Elementary School / Main Building	193	McQuay	W.FCW. 1.009.M. J. Y.L.T.01	Illegible	2009		
71	10215369	D3030	**Heat Pump** [HEAT PUMP-69]	Water Source, 5 TON	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	193	McQuay	W.VFW.1.012.B. J. Y. L. T. 01.	Illegible	2009		
72	10215518	D3030	**Heat Pump** [HEAT PUMP-7]	Water Source, 5 TON		William B. Gibbs, Jr. Elementary School / Main Building	162	McQuay	W.VFW. 1.036.B.K. Y. R. T. 01.	Illegible	2009		
73	10215523	D3030	**Heat Pump** [HEAT PUMP-70]	Water Source, 5 TON	1.5	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	McQuay	W.VFW.1.019.B. J. Y. R. T. 01.	Illegible	2009		
74	10215430	D3030	**Heat Pump** [HEAT PUMP-72]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	170	McQuay	W.VFW.1.042.B. K. Y. L. T. 01.	Illegible	2009		
75	10215447	D3030	**Heat Pump** [HEAT PUMP-73]	Water Source, 5 TON	3.5 TON	William B. Gibbs, Jr. Elementary School / Main Building	170	McQuay	W.VFW.1.042.B.K.Y.R. T.01.	Illegible	2009		
76	10215360	D3030	**Heat Pump** [HEAT PUMP-74]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	242	McQuay	W.VFW.1.042.B.K. Y.L.T.01.	Illegible	2009		
77	10215426	D3030	**Heat Pump** [HEAT PUMP-75]	Water Source, 5 TON	3.5	William B. Gibbs, Jr. Elementary School / Main Building	242	McQuay	W.VFW. 1.042. B. K. Y. R. T.01	Illegible	2009		

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78	10215485	D3030	**Heat Pump** [HEAT PUMP-8]	Water Source, 5 TON	3	William B. Gibbs, Jr. Elementary School / Main Building	162	McQuay	W.VFW. 1.036. B. K. Y. L. T. 01.	Illegible	2009		
79	10215389	D3030	**Heat Pump** [HEAT PUMP-9]	Water Source, 5 TON	3	William B. Gibbs, Jr. Elementary School / Main Building	156	McQuay	W.VFW.1.036.B.K. Y. R. T. 01.	Illegible	2009		
80	10215425	D3030	**Heat Pump** [HPS-30]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Office space	Inaccessible	Inaccessible	Inaccessible	2009		
81	10215497	D3030	**Heat Pump** [HPS-38]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Office space	Inaccessible	Inaccessible	Inaccessible	2009		
82	10215510	D3030	**Heat Pump** [HPS-39]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Office space	Inaccessible	Inaccessible	Inaccessible	2009		
83	10215466	D3030	**Heat Pump** [HPS-40]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Hallway	McQuay	Inaccessible	Inaccessible	2009		
84	10215374	D3030	**Heat Pump** [HPS-41]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2009		
85	10215575	D3030	**Heat Pump** [HPU-13]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	151	Inaccessible	Inaccessible	Inaccessible	2009		
86	10215506	D3030	**Heat Pump** [HPU-33]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Office space	Inaccessible	Inaccessible	Inaccessible	2009		
87	10215406	D3030	**Heat Pump** [HPU-43]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Hallway	McQuay	Inaccessible	Inaccessible	2009		
88	10215384	D3030	**Heat Pump** [HPU-45]	Water Source, 5 TON		William B. Gibbs, Jr. Elementary School / Main Building	Hallway	McQuay	Inaccessible	Inaccessible	2009		
89	10215547	D3030	**Heat Pump** [HPU-63]	Water Source, 5 TON	Inaccessible	William B. Gibbs, Jr. Elementary School / Main Building	Hallway	McQuay	Inaccessible	Inaccessible	2009		
90	10215573	D3030	**Split System** [DSS-4]	Condensing Unit/Heat Pump	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Daikin Industries	No dataplate	No dataplate	2009		
91	10215441	D3030	**Split System Ductless**	Single Zone	1 TON	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Daikin Industries	RXS24LVJU	E002274	2012		
92	10215395	D3030	**Split System Ductless** [DSS-1]	Single Zone	.75 TON	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Daikin Industries	No dataplate	No dataplate	2009		
93	10215525	D3030	**Split System Ductless** [DSS-3]	Single Zone	2 TON	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
94	10215443	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	50 HP	William B. Gibbs, Jr. Elementary School / Main Building	108F	Baldor Reliance	EM2542T	Z0803191866	2009		
95	10215533	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	50 HP	William B. Gibbs, Jr. Elementary School / Main Building	108F	Baldor Reliance	EM2542T	Z0803191856	2009		
96	10215467	D3050	**Air Handler** [ERU-5]	Interior AHU, Easy/Moderate Access	5600 CFM	William B. Gibbs, Jr. Elementary School / Main Building	193	ANNEXAIR	ERP-1-05-FP-D-H-WS	1303-02-1208	2009		
97	10215569	D3050	**Air Handler** [ERV-1]	Interior AHU, Easy/Moderate Access	12500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	ANNEXAIR	ERF-E-12-FP-FP-D-H-WS	1303-04 1208	2009		
98	10215572	D3050	**Air Handler** [ERV-2]	Interior AHU, Easy/Moderate Access	12800 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-12-FP-FP-D-H-WS	1303-081208	2009		
99	10215498	D3050	**Air Handler** [ERV-3]	Interior AHU, Packaged, 10001 to 15000 CFM	13200 CFM	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	ANNEXAIR	ERP-1-04-FP-FP-D-H-WS	1303-03-1208	2009		
100	10215581	D3050	**Air Handler** [ERV-4]	Interior AHU, Easy/Moderate Access	5600 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Mechanical Mezzanine	ANNEXAIR	ERP-1-05-FP-D-H-WS	1303-01-1208	2009		
101	10215571	D3050	**Fan Coil Unit** [CUH-7]	Hydronic Terminal	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Hallway	No dataplate	No dataplate	No dataplate	2009		
102	10215548	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Tractor Shed	Inaccessible	Inaccessible	Inaccessible	2009		
103	10215579	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 12" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		

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104	10215392	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 10" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Trash Collector Room	Inaccessible	Inaccessible	Inaccessible	2009		
105	10215495	D3060	**Exhaust Fan** [EF-13]	Centrifugal, 16" Damper	1050 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	120 ACE 120015D	105S046589-00/0005001	2009		
106	10215503	D3060	**Exhaust Fan** [EF-14]	Centrifugal, 12" Damper	50 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	70 ACEL 700150L	1059046589-00/0006601	2009		
107	10215461	D3060	**Exhaust Fan** [EF-15]	Centrifugal, 12" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 90C15DH	1055046589-00/0008201.	2009		
108	10215413	D3060	**Exhaust Fan** [EF-16]	Centrifugal, 12" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 ACEH 90015DH	105S046589-00/0009801	2009		
109	10215437	D3060	**Exhaust Fan** [EF-17]	Centrifugal, 12" Damper	50 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	70 ACEL 70015DL	105S046589-00/0006602	2009		
110	10215428	D3060	**Exhaust Fan** [EF-18]	Centrifugal, 12" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 ACEH 90015DH	105SC46589-00/0009802	2009		
111	10215415	D3060	**Exhaust Fan** [EF-19]	Centrifugal, 12" Damper	325 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	100 ACEH 100C15DH	105SC46589-00/0011501	2009		
112	10215421	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 12" Damper	650 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	120 ACE 120015D	058646589-00/0013101	2009		
113	10215557	D3060	**Exhaust Fan** [EF-20]	Centrifugal, 12" Damper	600 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2009		
114	10215499	D3060	**Exhaust Fan** [EF-21]	Centrifugal, 28" Damper	6750 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	330 ACE 330093	105SC46589-007001630	2009		
115	10215576	D3060	**Exhaust Fan** [EF-22]	Centrifugal, 28" Damper	6750 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	330 ACE 33009B	105SC46589-00/0016302	2009		
116	10215375	D3060	**Exhaust Fan** [EF-23]	Centrifugal, 12" Damper	50 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	70 ACEL 70015DL	105S046589-00/0018001	2009		
117	10215483	D3060	**Exhaust Fan** [EF-24]	Centrifugal, 12" Damper	225 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 ACEH 90010DH	105S046589-00/0019601	2009		
118	10215469	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 12" Damper	200 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 ACEH 90015DH	105S046589-00/0024401	2009		
119	10215549	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 10" Damper	500 CFM	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	Cook	Inaccessible	Inaccessible	2009		
120	10215361	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 16" Damper	1665 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	135 ACE 135015D	1055C46589-007002760	2009		
121	10215373	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 12" Damper	125 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	90 ACEH 90015DM	105S046589-00/002920	2009		
122	10215388	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 12" Damper	800 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	120 ACE 1200150	105S046589-00/00308012	2009		
123	10215405	D3060	**Exhaust Fan** [EF-8]	Centrifugal, 12" Damper	750 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	120 ACE 120010D	1058646589-00/0032401	2009		
124	10215484	D3060	**Exhaust Fan** [EF-9]	Centrifugal, 12" Damper	800 CFM	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Cook	120 ACE 120C15D	1058046589-00/0034001	2009		
125	10215489	D3060	**Exhaust Fan** [RF-2]	Roof or Wall-Mounted, 10" Damper	400 CFM	William B. Gibbs, Jr. Elementary School / Main Building	118 Mechanical room	Inaccessible	Inaccessible	Inaccessible	2009		
126	10215535	D3060	**Supplemental Components**	Air Curtain, 5' Wide Heated		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Mars Air Systems	WA36	0906PWA36-L 126536	2009		
127	10215570	D3060	**Supplemental Components**	Air Curtain, 8' Wide Heated		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Mars Air Systems	NHV48	0901PFNHV48-L	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10215562	D4010	**Backflow Preventer**	Fire Suppression	2 IN	William B. Gibbs, Jr. Elementary School / Main Building	108F	Zurn Wilkins	No dataplate	No dataplate	2009		
2	10215582	D4010	**Backflow Preventer**	Fire Suppression	4 INCH	William B. Gibbs, Jr. Elementary School / Main Building	108F	Zurn	NA	U 57514	2009		
3	10215482	D4010	**Backflow Preventer**	Fire Suppression	6 IN	William B. Gibbs, Jr. Elementary School / Main Building	108F	Zurn Wilkins	NA	J30221	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10215470	D5010	**Generator**	Gas or Gasoline	125 KW	William B. Gibbs, Jr. Elementary School / Main Building	Site General	Kohler	125RZG	2228960	2009		
2	10215475	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	400 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Kohler	Inaccessible	Inaccessible	2009		
3	10215526	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	400 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Kohler	Inaccessible	Inaccessible	2009		
4	10215429	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	William B. Gibbs, Jr. Elementary School / Main Building	241	Eaton Cutler-Hammer	V48M28B30CUEE	J0BL05826	2009		
5	10215381	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	William B. Gibbs, Jr. Elementary School / Main Building	241	Eaton Cutler-Hammer	N48M28B30CUEE	J08L05434	2009		
6	10215558	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	William B. Gibbs, Jr. Elementary School / Main Building	116	Eaton Cutler-Hammer	V48M28B75CUEE	J08L01049	2009		
7	10215476	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	N48M28B45CUEE	J08L05622	2009		
8	10215512	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William B. Gibbs, Jr. Elementary School / Main Building	148	Eaton Cutler-Hammer	V48M28B45CUEE	J08L05595	2009		
9	10215486	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William B. Gibbs, Jr. Elementary School / Main Building	148	Eaton Cutler-Hammer	N48M28B45CUEE	J08L05623	2009		
10	10215455	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William B. Gibbs, Jr. Elementary School / Main Building	116	Eaton Cutler-Hammer	N48M28B45CUEE	J08L05619	2009		
11	10215432	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	V48M28B12CUEE	J08L05554	2009		
12	10215402	D5020	**Switchboard**	277/480 V	2000 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	SLY73763	NA	2009		
13	10215410	D5020	**Distribution Panel** [A]	277/480 V	400 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	SLY73763-053	NA	2009		
14	10215553	D5020	**Distribution Panel** [A1]	120/208 V	350 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	SLY73763-049	NA	2009		
15	10215382	D5020	**Distribution Panel** [A1]	120/208 V	350 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	SLY73763-048	NA	2009		
16	10215537	D5020	**Distribution Panel** [D]	120/208 V	400 AMP	William B. Gibbs, Jr. Elementary School / Main Building	116	Eaton Cutler-Hammer	SLY73763-033	NA	2009		
17	10215551	D5020	**Distribution Panel** [E]	277/480 V	400 AMP	William B. Gibbs, Jr. Elementary School / Main Building	148	Eaton Cutler-Hammer	SLY73763-039	NA	2009		
18	10215460	D5020	**Distribution Panel** [MDP-1]	277/480 V	1200 AMP	William B. Gibbs, Jr. Elementary School / Main Building	108G	Eaton Cutler-Hammer	SLY73763-051	NA	2009		
19	10215473	D5020	**Distribution Panel** [MDP-2]	277/480 V	800 AMP	William B. Gibbs, Jr. Elementary School / Main Building	241	Eaton Cutler-Hammer	SLY73763-020	NA	2009		
20	10215542	D5030	**Variable Frequency Drive** [VFD#1]	VFD, by HP of Motor	50 HP	William B. Gibbs, Jr. Elementary School / Main Building	108F	ABB	ACH550-VCR-072A-4+F267	SAUA0000014954	2009		
21	10215463	D5030	**Variable Frequency Drive** [VFD#2]	VFD, by HP of Motor	50 HP	William B. Gibbs, Jr. Elementary School / Main Building	108F	ABB	ACH550-VC-072A-4	2085101889	2009		

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D70 Electronic Safety & Security													
1	10215371	D7050	**Fire Alarm Panel**	Fully Addressable		William B. Gibbs, Jr. Elementary School / Main Building	108G	Johnson Controls	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10215524	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen				2009		
2	10215411	E1030	**Foodservice Equipment**	Convection Oven, Double		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2009		
3	10215448	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Danby	DBC117A1BSSDB-6	Illegible			
4	10215420	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Continental	MC5-88-D	14860682			
5	10215500	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Captive air	6030 VHB	632386	2009		
6	10215519	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	FWE	UHS-24-B	092379201			
7	10215427	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	E09B26674C	2009		
8	10215363	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	E09C26675C	2009		
9	10215530	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Continental Refrigerator	DL2R-SS-HD	148C8206	2009		
10	10215442	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		William B. Gibbs, Jr. Elementary School / Main Building	Trash Collector Room	Precision	Illegible	N381T409	2009		
11	10215368	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	1/15 HP	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Heatcraft	BZS035L6C	T09002363	2009		
12	10215401	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer	1/15 HP	William B. Gibbs, Jr. Elementary School / Main Building	Roof	Heatcraft	BHS010H2C	T09D02362	2009		
13	10215496	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	BOHN	ADT090AEK	T09C12343	2009		
14	10215445	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	BOHN	LET120BEB2NGK	T09C02218	2009		
15	10215471	E1030	**Foodservice Equipment**	Walk-In, Freezer		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Thermokol	TK-3476-NFEL	50676 AME	2009		
16	10215527	E1030	**Foodservice Equipment**	Walk-In, Freezer		William B. Gibbs, Jr. Elementary School / Main Building	Kitchen	Thermocool	TK-3476-WF-L	50676 AMEG	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	10217557	G4010	**Site Transformer**	Liquid Filled, Property-Owned	500 kVA	William B. Gibbs, Jr. Elementary School / Site	Site General		557334 45001220	HI2146391908	2009		