

FACILITY CONDITION ASSESSMENT



prepared for

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



Glenallan Elementary School
12520 Heurich Road
Silver Spring, MD 20902

PREPARED BY:

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	3
Main Address	12520 Heurich Road, Silver Spring, MD 20902
Site Developed	YOC 1966 Renovated 2013
Outside Occupants / Leased Spaces	Gymnasium and Cafeteria leased by outside parties
Date(s) of Visit	January 29-30, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Glenallan Elementary School was originally constructed in 1966. The original building was demolished and a new 98,700 square feet; three-story structure was constructed in 2013. There have been no renovations since the 2013 construction. Overall, the building appears to be in good condition. Several community groups lease space throughout the building and playfields after hours and weekends through agreements with Montgomery County Public Schools.

Architectural

The building structural system consists of brick veneer and CMU walls with steel beams and columns construction. The floors are cast-in-place concrete with concrete-topped metal floor decks supported by steel joists and metal roof decks. The primary roof is a flat vegetated roof with modified bituminous membrane roofing, and the secondary roof is standing seam metal. Windows are double-glazed with thermal breaks. The building interior walls generally consist of painted gypsum board, painted and glazed CMU walls, and ceramic tile walls in restrooms. The floor finishes consist of carpet, wood sports floors, ceramic, quarry tile, and VCT in common areas and classrooms. The interior ceiling consists of acoustic ceiling tiles and painted gypsum board finish. Overall, the interior and exterior finishes have been well maintained and are in fair overall condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC systems are original to the 2013 construction and are overall in fair condition. Well-practiced maintenance has resulted in maximum life expectancy from the HVAC units. The HVAC system is a geothermal system routed to water source heat pumps to necessary spaces to provide adequate heating and cooling in the facility. A two-pipe system allows for heating and cooling to be accomplished with each air handler routed through a duct system. All the plumbing pipelines and fittings for the heating and cooling loops are properly insulated.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported at the domestic piping. The domestic hot water service at the facility consists of updated equipment and supply appears to be adequate. The hot water heater has major leaks at the copper piping. POC reports constant leaking of upper-level custodial closet to main floor bathroom. Repairs are recommended in the short term. Lifecycle replacement of original domestic water and sanitary sewer systems is not anticipated in the near term.

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

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

Site

Landscaping consists of trees, shrubs, and lawn areas at perimeter of building. In addition, there are playgrounds, sports fields and courts at the rear of the building. The site consists of flatwork, stairs and ramps in immediate proximity to the building footprint. Flatwork consists of concrete pavement at service entrance and concrete sidewalks at pedestrian walkways. There is on-site parking for 96 cars with ADA accessible parking in an asphalt paved lot. POC reports constant clogging of site drains.

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 had a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.409878.

Immediate Needs

There are no immediate needs to report.

Key Findings



Stairs in Poor Condition.

Metal or Pan-Filled, Interior
Main Building Glenallan Elementary School
Roof Access 247

Uniformat Code: B1080
Recommendation: **Replace in 2026**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$1,200

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No step to roof access door - AssetCALC ID: 10272039



Parking Lots in Poor Condition.

Pavement, Asphalt
Site Glenallan Elementary School Site Parking
Areas

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$19,600

\$\$\$\$

Large cracks throughout - AssetCALC ID: 10272202



Water Heater in Poor Condition.

Gas, High-Efficiency Condensing Style
Main Building Glenallan Elementary School
Mechanical Room 165

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,000

\$\$\$\$

POC reports copper pipes are constantly leaking - AssetCALC ID: 10272004



ADA Parking in Poor Condition.

Designated Stall, Pavement Markings only
Site Glenallan Elementary School Site Parking
Areas

Uniformat Code: Y1010
Recommendation: **Install in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

\$\$\$\$

ADA stall markings and striping are worn off due to wear - AssetCALC ID: 10282676



Flooring in Poor Condition.

Concrete
Main Building Glenallan Elementary School
Classroom 119

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Concrete floor heaving at exterior door - AssetCALC ID: 10272156



ADA Parking

Signage, Pole-Mounted
Site Glenallan Elementary School Utility Area
Parking

Uniformat Code: Y1010
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

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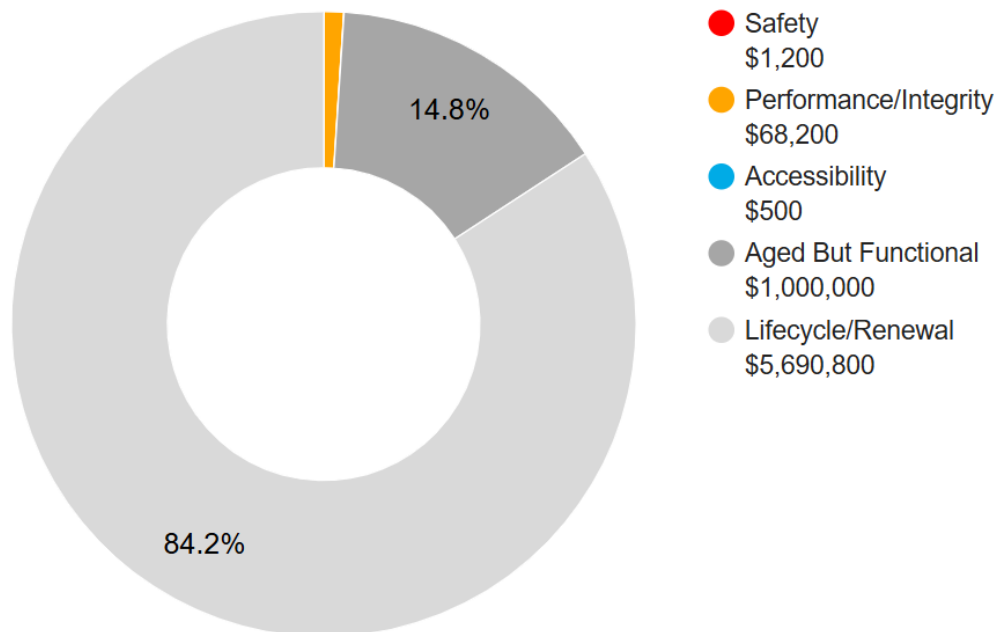
Missing ADA sign - AssetCALC ID: 10302226

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$6,760,700

2. Building Information



Main Building: Systems Summary

Address	12520 Heurich Road, Silver Spring, MD 20902	
GPS Coordinates	39.0612845, -77.0414324	
Constructed/Renovated	1966 / 2013	
Building Area	98,700 SF	
Number of Stories	3 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings and concrete strip wall footing foundation system. Masonry bearing walls with open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat roof construction with green / vegetated roof on built-up roofing Secondary: Shed roof construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted and glazed CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor, ceramic tile, quarry tile, wood strip, sealed and coated concrete. Ceilings: Painted gypsum board, and ACT. Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all 3 floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Geothermal system with split-system water source heat pumps and air handlers feeding VAVs and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps, Ductless split-systems Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard, panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	Good
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	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	-	\$1,200	-	\$10,700	-	\$12,000
Facade	-	-	-	\$75,900	\$774,800	\$850,600
Roofing	-	-	-	\$603,600	\$932,000	\$1,535,500
Interiors	-	\$3,200	\$918,900	\$250,300	\$2,005,000	\$3,177,400
Conveying	-	-	-	\$19,700	\$115,700	\$135,400
Plumbing	-	\$17,500	\$10,700	-	\$452,700	\$480,800
HVAC	-	-	\$60,600	\$859,600	\$1,154,100	\$2,074,300
Fire Protection	-	-	-	-	\$29,100	\$29,100
Electrical	-	-	\$118,400	\$732,500	\$515,100	\$1,366,100
Fire Alarm & Electronic Systems	-	-	\$1,426,900	\$377,400	\$1,918,600	\$3,722,800
Equipment & Furnishings	-	-	\$100,100	\$445,000	\$201,400	\$746,500
TOTALS (3% inflation)	-	\$21,900	\$2,635,500	\$3,374,700	\$8,098,300	\$14,130,400

3. Site Summary



Site Information		
Site Area	12.1 acres (estimated)	
Parking Spaces	96 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing; CMU wall dumpster enclosures Playgrounds and sports field and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout with severe site slopes along east boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	-	-	\$17,700	\$17,700
Electrical	-	-	-	-	\$5,100	\$5,100
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	-	\$417,800	\$63,600	\$192,800	\$674,300
Site Pavement	-	\$20,800	\$171,800	\$24,100	\$126,200	\$342,900
Site Utilities	-	-	-	\$27,400	-	\$27,400
Accessibility	-	\$3,100	-	-	-	\$3,100
TOTALS (3% inflation)	-	\$23,900	\$589,600	\$115,100	\$341,800	\$1,070,400

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1966/ 2013	No	No
Building	1966/ 2013	No	No

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

Purpose and Scope

Purpose

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

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

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

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	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.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

5. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

6. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Glenallan Elementary School, 12520 Heurich Road, Silver Spring, MD 20902, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

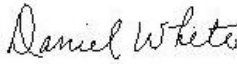
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry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

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

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

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

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7. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION LEFT



2 - LEFT ELEVATION



3 - REAR ELEVATION RIGHT



4 - RIGHT ELEVATION



5 - METAL ROOFING



6 - VEGETATED ROOFING

Photographic Overview



7 - SKYLIGHTS



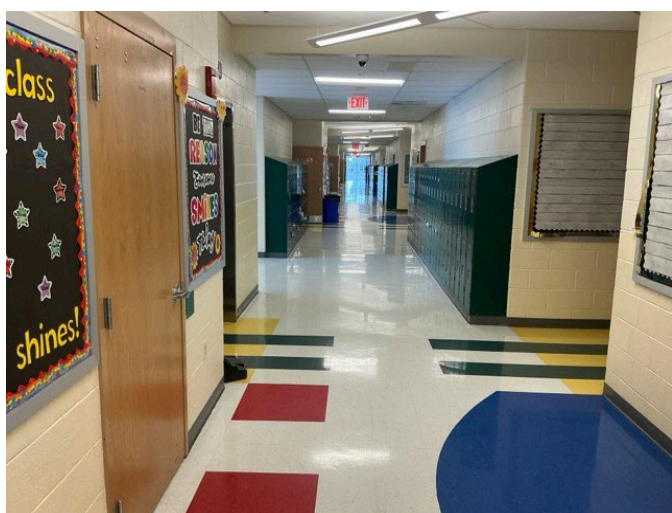
8 - LOBBY



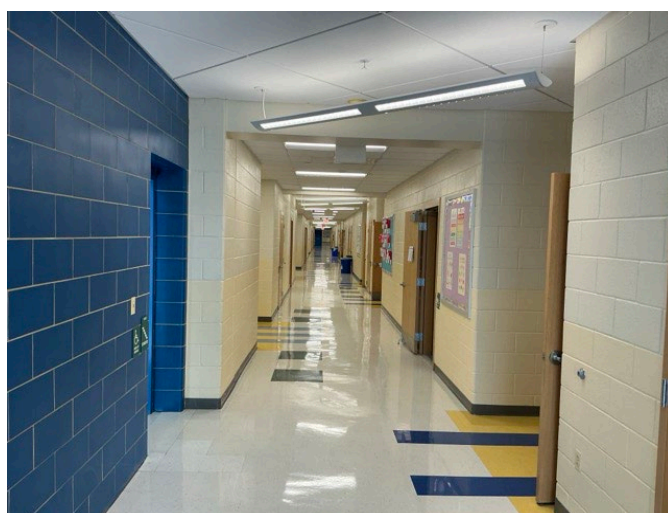
9 - RECEPTION AREA



10 - HEALTH SUITE



11 - UPPER LEVEL HALLWAY



12 - LOWER LEVEL HALLWAY

Photographic Overview



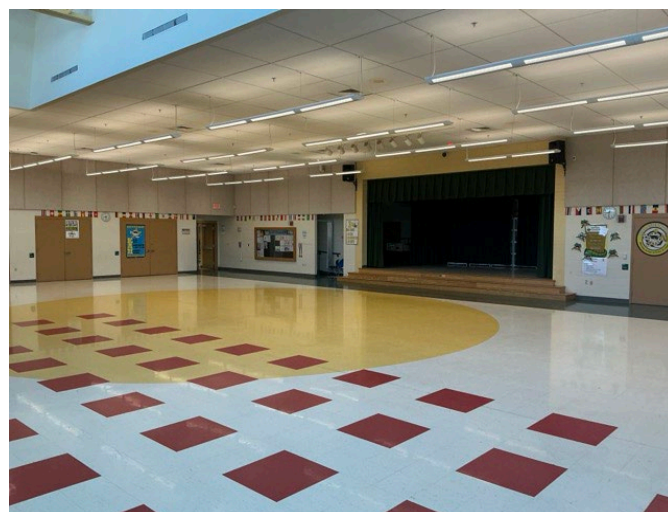
13 - TEACHERS LOUNGE



14 - KINDERGARTEN CLASSROOM



15 - KITCHEN



16 - CAFETERIA



17 - LIBRARY



18 - TYPICAL CLASSROOM

Photographic Overview



19 - MUSIC CLASSROOM



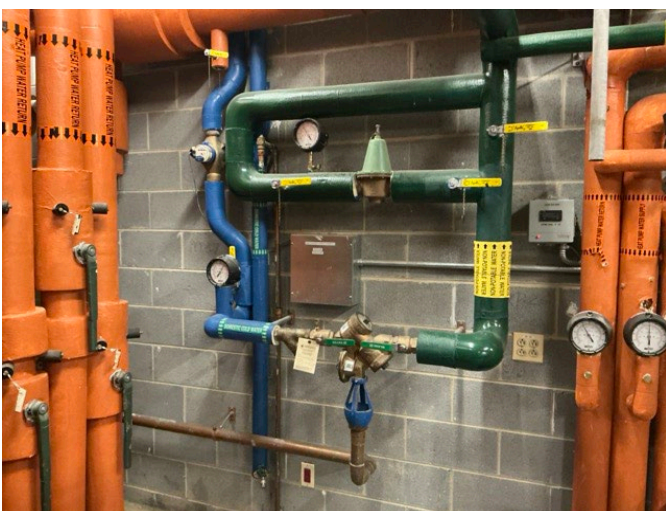
20 - GYMNASIUM



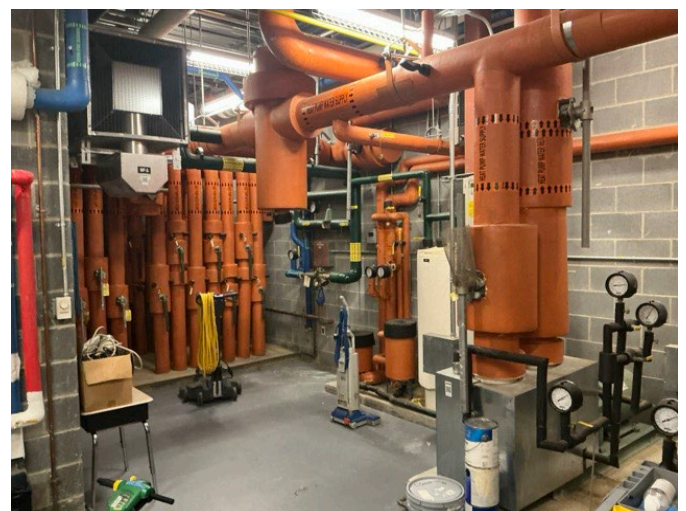
21 - ELEVATOR MACHINERY



22 - WATER HEATER



23 - BACKFLOW PREVENTER



24 - MAIN MECHANICAL ROOM

Photographic Overview



25 - WATER SOURCE HEAT PUMP



26 - PACKAGED ROOFTOP UNIT



27 - SPLIT SYSTEM



28 - UNIT HEATER



29 - MAIN ELECTRICAL ROOM



30 - SWITCHBOARD

Photographic Overview



31 - SECONDARY ELECTRICAL ROOM



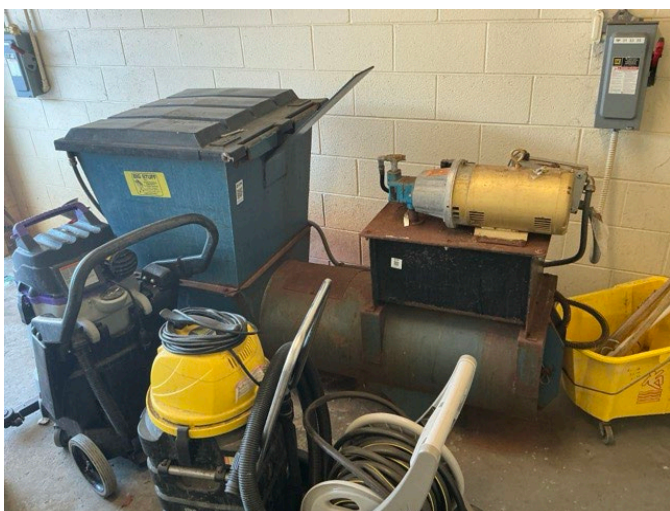
32 - EMERGENCY GENERATOR



33 - FIRE ALARM PANEL



34 - FIRE SPRINKLER RISERS



35 - TRASH COMPACTOR



36 - CERAMIC KILNS

Photographic Overview



37 - CO2 MONITOR



38 - PARKING LOT OVERVIEW



39 - PARKING LOT LIGHTING



40 - SPORTS FIELD



41 - PLAYGROUND



42 - STUDENT GARDEN

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-055.354

Source

Google

Site Name

Glenallan Elementary School

On-Site Date

January 29-30, 2026



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Glenallan Elementary School

Name of person completing form: Alex Estrada

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 2 weeks

Date Completed: 1/29/2026

Phone Number: (240) 491-6937

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 1966	Renovated 2013	
2	Building size in SF	98,700 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Upper level custodial closet leaking to main floor bathroom.
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?	✗				Several front parking lot lights not working
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Problem with clogging of drains and having to continuously snake out drain at playground
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Outside groups use Gymnasium. Other group uses cafeteria for daycare.



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Glenallan Elementary School

BV Project Number: 172559.25R000-055.354

Abbreviated Accessibility Checklist

Facility History & Interview

Question		Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property? If so, indicate when.			X	
2	Have any ADA improvements been made to the property since original construction? Elaborate, especially if fully or partially addressed as the result of a previous study.	X			
3	Has building ownership/management reported any ADA 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 OR 2ND PATHWAY

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 on an accessible route appear to have compliant handrails?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ACCESSIBLE ENTRANCE

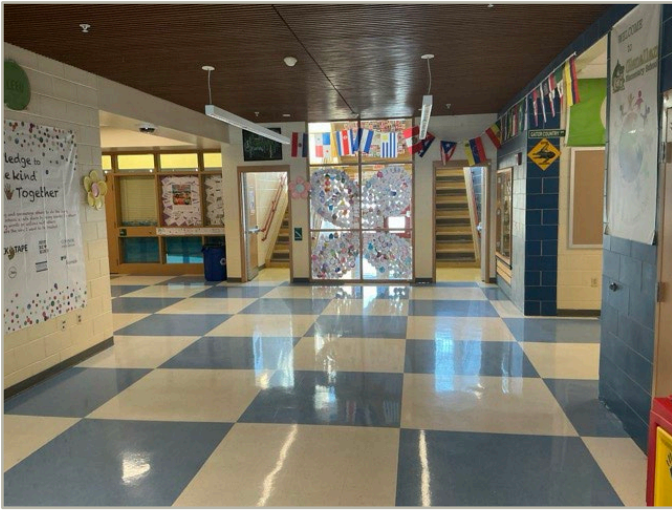


ENTRANCE DOOR HARDWARE

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?			X	
8	Do thresholds at accessible entrances appear to have a compliant height?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



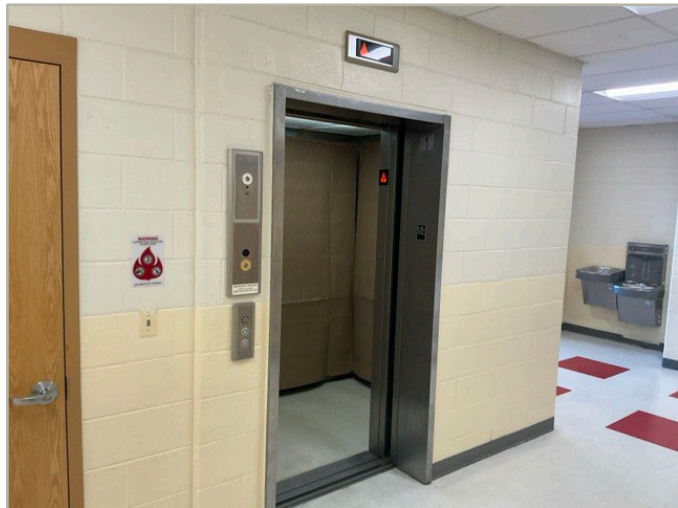
DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building?	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	

Question		Yes	No	NA	Comments
13	Do doors on interior accessible routes appear to have a compliant clear opening width?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY VIEW OF CAB



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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL



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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHENETTE



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, Playfields & Swimming Pools



ACCESS ROUTE TO PLAYGROUND



PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play areas, outdoor spectator sports seating areas, and swimming pools?	X			
2	Does the area adjacent to the play structure have solid surfacing or an accessible route to a stable and level transfer platform?	X			
3	At small bleachers adjacent to sports fields, is there an adjacent flat and level area of solid surfacing for wheelchairs?			X	
4	At grandstands or stadium seating for an outdoor theater or sporting event, is there an adequate number of accessible seats?			X	
5	Are there companion seats within or immediately adjacent to each wheelchair accessible seating area?			X	
6	At grandstands or stadiums with larger press boxes, are the press boxes accessible?			X	
7	Are publicly accessible swimming pools equipped with a pool access lift?			X	

Appendix E:

Component Condition Report

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 3-5 Story Building, 3-5 Story Building	1,550 LF	63	10272000
B1010	Building Exterior	Good	Structural Framing, Steel Columns & Beams, 3-5 Story Building, 3-5 Story Building	98,700 SF	63	10272152
B1080	Roof Access 247	Poor	Stairs, Metal or Pan-Filled, Interior	25 SF	1	10272039
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	900 SF	6	10272098
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	32,200 SF	8	10272088
B2020	Building Exterior	Good	Glazing, any type by SF	8,100 SF	18	10272064
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	50	28	10272046
B2050	Site Utility Areas	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	18	10272159
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	44,900 SF	13	10272006
B3010	Roof	Fair	Roofing, Metal	10,300 SF	28	10271980
B3010	Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	30,800 SF	8	10272083
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	8	10272136
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	50 LF	28	10302142
B3060	Building Entry	Fair	Roof Skylight, per unit, up to 20 SF	4	18	10302143
B3080	Building Entry / Receiving	Fair	Soffit/Fascia, Gypsum Board	1,200 SF	8	10272110
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	226	28	10271979
C1030	Throughout Building	Good	Interior Door, Steel, Standard	8	28	10272034
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	23	28	10272105
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	89,800 SF	13	10272164

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	273 LF	8	10272020
C1090	Staff Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	9 LF	8	10272047
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30	8	10272015
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	28	10272080
C2010	Gymnasium / Cafeteria	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	3,600 SF	13	10272012
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	3	10272120
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	241,350 SF	4	10272066
C2030	Restrooms	Good	Flooring, Ceramic Tile	4,900 SF	28	10272127
C2030	Classroom 119	Poor	Flooring, Concrete, Repair	100 SF	2	10272156
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	83,900 SF	3	10271973
C2030	Cafeteria	Fair	Flooring, Wood, Strip	100 SF	19	10272032
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,000 SF	4	10272169
C2030	Media Center	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	10272055
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,500 SF	38	10272153
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	3,800 SF	18	10272147
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,000 SF	4	10272119
C2050	Hallways & Common Areas	Good	Ceiling Finishes, Wood Paneling	900 SF	18	10272065
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	2,000 SF	38	10272097
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, High-End	1	7	10272033
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Hydraulic, 3 Floors, 2500 LB, Renovate	1	17	10272100
Plumbing						
D2010	Gym & Building Service Offices	Good	Shower, Ceramic Tile	2	18	10272133
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	98,700 SF	28	10272143

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Kitchen	Good	Sink/Lavatory, Pedestal, Vitreous China	2	18	10272038
D2010	Mechanical Room 165	Fair	Backflow Preventer, Domestic Water, 2 IN	1	5	10272132
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	58	18	10272165
D2010	Mechanical Room 165	Poor	Water Heater, Gas, High-Efficiency Condensing Style, 119 GAL	1	1	10272004
D2010	Restrooms	Fair	Urinal, Standard	11	18	10272043
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	5	10272107
D2010	Pre-K Restrooms	Good	Toilet, Child-Sized	3	18	10271976
D2010	Janitorial Closet	Good	Sink/Lavatory, Service Sink, Floor	5	23	10272009
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	47	18	10272062
D2010	Restrooms	Good	Toilet, Commercial Water Closet	54	18	10272108
HVAC						
D3020	Compactor Room 171	Fair	Unit Heater, Electric, 5 kW	1	8	10272113
D3020	Roof Access 247	Fair	Unit Heater, Electric, 5 kW	1	8	10272071
D3020	Mechanical Room 165	Fair	Unit Heater, Electric, 5 kW	1	8	10272063
D3020	Storage Room 169	Fair	Unit Heater, Electric, 5 kW	1	8	10272051
D3020	Roof Access 247	Fair	Unit Heater, Electric, 5 kW	1	8	10272035
D3020	Receiving 168	Fair	Unit Heater, Electric, 5 kW	1	8	10271982
D3020	Storage Room 171A	Fair	Unit Heater, Electric, 5 kW	1	8	10271974
D3020	Room 175	Fair	Unit Heater, Electric, 5 kW	1	8	10272074
D3020	Mechanical Room 165	Good	Boiler Supplemental Components, Expansion Tank, 200 GAL [ET-1]	1	28	10272140
D3020	A/S Control Room 172	Fair	Unit Heater, Electric, 5 kW	1	8	10271975
D3020	Electrical Room 167	Fair	Unit Heater, Electric, 7.5 kW	1	8	10271992
D3030	Room 236	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-47]	1	7	10272050
D3030	Room 111	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-21]	1	7	10272151

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 003	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-10]	1	7	10272026
D3030	Room 206	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-37]	1	7	10272010
D3030	Room 155	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-33]	1	7	10272118
D3030	Room 230	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-45]	1	7	10272145
D3030	Room 236	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-46]	1	7	10272090
D3030	Room 138	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-20]	1	7	10271986
D3030	Room 207	Fair	Heat Pump, Water Source, 5 TON, 3 [HPU-58]	1	7	10271969
D3030	Room 029	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-13]	1	7	10272103
D3030	Room 215	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-49]	1	7	10272157
D3030	Room 155	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-34]	1	7	10271991
D3030	Room 139	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HPU-27]	1	7	10272045
D3030	Room 021	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-12]	1	7	10271972
D3030	Room 034	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-7]	1	7	10272129
D3030	Room 206	Fair	Heat Pump, Water Source, 5 TON, 1 [HPU-38]	1	7	10272096
D3030	Room 224	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-43]	1	7	10272061
D3030	Room 103	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-35]	1	7	10272011
D3030	Room 155	Fair	Heat Pump, Water Source, 5 TON, 1.5 [HPU-32]	1	7	10272030
D3030	Lower Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10302163
D3030	Room 168A	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HPU-30]	1	7	10271995
D3030	Room 004	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-02]	1	7	10272003
D3030	Room 230	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-44]	1	7	10272167
D3030	Room 022	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-4]	1	7	10272161
D3030	Room 120	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-16]	1	7	10271988
D3030	Green Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-6]	1	5	10302153

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 130	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-17]	1	7	10272059
D3030	Room 239	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-55]	1	7	10272095
D3030	Room 103	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-36]	1	7	10272053
D3030	Room 029	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-14]	1	7	10272138
D3030	Room 130	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-18]	1	7	10272016
D3030	Room 231	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-53]	1	7	10271999
D3030	Green Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-4]	1	5	10302145
D3030	Room 003	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-09]	1	7	10272067
D3030	Green Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-3]	1	5	10302146
D3030	Room 215	Fair	Heat Pump, Water Source, 5 TON, 3 [HPU-48]	1	7	10272135
D3030	Room 239	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-54]	1	7	10272014
D3030	Room 004	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-1]	1	7	10272128
D3030	Room 021	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-11]	1	7	10272031
D3030	Room 121	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-22]	1	7	10272025
D3030	Room 138	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-19]	1	7	10271971
D3030	Room 028	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-5]	1	7	10272137
D3030	Room 223	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-50]	1	7	10272056
D3030	Room 231	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-52]	1	7	10271997
D3030	Room 139	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-29]	1	7	10272099
D3030	Green Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-5]	1	5	10302139
D3030	Room 218	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-41]	1	7	10272036
D3030	Room 133	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-26]	1	7	10272079
D3030	Room 034	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-8]	1	7	10272162
D3030	Room 121	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-23]	1	7	10272094

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 028	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-6]	1	7	10272086
D3030	Room 022	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-3]	1	7	10271996
D3030	Room 139	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-28]	1	7	10272060
D3030	Room 212	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-39]	1	7	10272102
D3030	Green Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON [DSS-2]	1	5	10302136
D3030	Room 127	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-24]	1	7	10272115
D3030	Room 120	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-15]	1	7	10272089
D3030	Room 218	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-40]	1	7	10271978
D3030	Room 223	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-51]	1	7	10272093
D3030	Room 224	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-42]	1	7	10272123
D3030	Room 133	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-25]	1	7	10272054
D3050	Green Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [DOAS-3]	1	7	10302157
D3050	Lower Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 60 TON [RTU-2 GYMNASIUM]	1	7	10302149
D3050	Green Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON	1	7	10302132
D3050	Green Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 60 TON [DOAS-1]	1	7	10302158
D3050	Green Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 50 TON [DOAS-2]	1	7	10302154
D3050	Lower Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 25 TON [RTU-3]	1	7	10302148
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	98,700 SF	28	10272149
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	98,700 SF	18	10272007
D3050	Lower Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON	1	7	10302135
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1580 CFM [EF-5]	1	12	10302137
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2384 CFM [EF-4]	1	12	10302156
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 9800 CFM [EF-12, EF-13]	1	12	10302138
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-11]	1	12	10302152

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-11]	1	12	10302161
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 3 FT	1	5	10272116
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	10272075
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1760 CFM [EF-15]	1	12	10302141
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-19]	1	14	10302151
D3060	Green Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3770 CFM [EF-16]	1	12	10302150
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-8]	1	12	10302134
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM	1	14	10302147
D3060	Mechanical Room 165	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3000 CFM [SF-1]	1	12	10272158
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 9800 CFM [EF-12, EF-13]	1	12	10302160
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-7]	1	12	10302144
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 770 CFM [EF-14]	1	12	10302164
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	12	5	10272078
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1580 CFM	1	12	10302159
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1760 CFM [EF-10]	1	12	10302133
D3060	Lower Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1580 CFM [EF-6]	1	12	10302140
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated, 4 FT	1	9	10272029
Fire Protection						
D4010	A/S Control Room 172	Good	Backflow Preventer, Fire Suppression, 6 IN	1	18	10272106
D4010	Throughout Building	Good	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	98,700 SF	28	10272114
D4010	A/S Control Room 172	Good	Backflow Preventer, Fire Suppression, 4 INCH	1	18	10272130
Electrical						
D5010	Electrical Room 167	Fair	Automatic Transfer Switch, ATS, 100 AMP [ATS-1 LIFE SAFETY PANEL E]	1	12	10272049
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline, 150 KW	1	13	10272163

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Electrical Room 167	Good	Automatic Transfer Switch, ATS, 225 AMP [ATS-2 PANEL S]	1	12	10271990
D5020	Electrical Room 167	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [TKP]	1	17	10272092
D5020	Electrical Room 214	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TC-2]	1	17	10272057
D5020	Electrical Room 214	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TMP-2]	1	17	10272084
D5020	Electrical Room 001	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [XMFR TCL]	1	17	10272139
D5020	Electrical Room 214	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	17	10272146
D5020	Electrical Room 167	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [TMO]	1	17	10272117
D5020	Electrical Room 114	Good	Secondary Transformer, Dry, Stepdown, 9 KVA [TEP-1]	1	18	10271984
D5020	Electrical Room 167	Good	Switchboard, 277/480 V, 2000 AMP [SWITCHBOARD DISTRIBUTION]	1	28	10272018
D5020	Electrical Room 001	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [XMFR TRL]	1	17	10272044
D5020	Electrical Room 167	Good	Switchboard, 277/480 V, 2000 AMP [MAIN ELECTRIC SHUT OFF]	1	28	10271998
D5020	Electrical Room 114	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TC-1]	1	17	10272134
D5020	Electrical Room 167	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TRP]	1	17	10272021
D5020	Electrical Room 167	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [TEP]	1	17	10272131
D5020	Electrical Room 167	Fair	Distribution Panel, 277/480 V, 1200 AMP [PANEL MD]	1	17	10272125
D5020	Electrical Room 167	Good	Switchboard, 277/480 V, 2000 AMP [C/T METERING]	1	28	10272081
D5020	Electrical Room 214	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TS-2]	1	17	10271968
D5020	Electrical Room 114	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TR-1]	1	17	10272028
D5020	Electrical Room 167	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [TCP]	1	17	10272154
D5030	Mechanical Room 165	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install [VFD-1]	1	7	10271981
D5030	Mechanical Room 165	Fair	Motor, AHU or Pump, 60 HP [PUMP-1]	1	5	10271983
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, High Density/Complexity	98,700 SF	28	10272168
D5030	Mechanical Room 165	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install [VFD-2]	1	7	10272101
D5030	Mechanical Room 165	Fair	Motor, AHU or Pump, 60 HP [PUMP-2]	1	5	10272104

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Cafeteria Stage	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	8	8	10271987
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	98,700 SF	5	10272022
D5040	Cafeteria	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	4	8	10272085
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	98,700 SF	8	10272037
D5040	Gymnasium	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	24	8	10272109
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	66	8	10272040
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	3,800 SF	5	10272070
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	1,200 SF	8	10272091
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	98,700 SF	5	10272052
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	98,700 SF	3	10272155
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	98,700 SF	3	10272077
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	98,700 SF	8	10272002
D7050	Building Service Office 164	Fair	Fire Alarm Panel, Fully Addressable [FACP]	1	3	10272069
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	3	10271977
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	98,700 SF	3	10272058
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	10272073
E1030	Walk-In Refrigerator	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10272082
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	18	10272027
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10272013
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	7	10272166
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10272144
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	3	10271989

Component Condition Report | Glenallan Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	10272141
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10272142
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	7	10272042
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10272076
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10272017
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	7	10272124
E1030	Compactor Room 171	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	8	10272001
E1030	Lower Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, .7 TON [COOLER SP-9]	1	5	10302155
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10272087
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	7	10272121
E1030	Walk-In Freezer	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10271994
E1030	Lower Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2.08 TON [FREEZER SP-10]	1	5	10302162
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	3	3	10271993
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	8	10272005
E1040	Classrooms Art	Good	Ceramics Equipment, Kiln	1	13	10272148
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	2	18	10272048
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	950 SF	3	10272126
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	4	18	10272024
E2010	Media Desk	Fair	Casework, Countertop, Plastic Laminate	30 LF	3	10272041
E2010	Media Desk	Fair	Casework, Cabinetry, High-End or Laboratory	60 LF	8	10272008
E2010	Reception Desk	Fair	Casework, Cabinetry, High-End or Laboratory	35 LF	8	10272019
E2010	Reception Desk	Good	Casework, Countertop, Solid Surface	20 LF	28	10272072
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	800 LF	8	10272122
E2010	Classrooms General	Fair	Casework, Countertop, Plastic Laminate	400 LF	3	10272111

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	Portable Classrooms ML1113 & ML1121	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	16	10272191
D3030	Portable Classrooms ML1113 & ML1121	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	16	10272192
Electrical						
D5020	Portable ML1113 & ML1121 Electric Room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	26	10272177
D5020	Portable ML1113 & ML1121 Electric Room	Good	Distribution Panel, 277/480 V, 400 AMP	1	26	10272189
D5040	Portable Classrooms ML1113 & ML1121	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	16	10272181
Special Construction & Demo						
F1020	Portable ML1113 & ML1121 Electric Room	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	31	10272203
F1020	Portable Classrooms ML1113 & ML1121	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	1,700 SF	21	10272172
Pedestrian Plazas & Walkways						
G2020	Utility / Receiving Area	Fair	Parking Lots, Pavement, Concrete	4,000 SF	38	10282678
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	43,600 SF	4	10272183
G2020	Bus Loop	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	12,800 SF	13	10272194
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	43,600 SF	2	10272202
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10272197
G2050	Pre-K Playground	Fair	Play Structure, Multipurpose, Medium	1	5	10272204
G2050	Pre-K Playground	Fair	Play Structure, Multipurpose, Very Small	1	5	10272178
G2050	Site Sports Fields	Fair	Sports Apparatus, Soccer, Regulation Goal	2	8	10272176
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10272195
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	20,300 SF	3	10272175
G2050	Pre-K Playground	Fair	Playfield Surfaces, Rubber, Poured-in-Place	9,500 SF	3	10272171
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	5	10272188
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	20,300 SF	13	10272201

Component Condition Report | Glenallan Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	5	10272185
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10272200
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	10272199
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10272190
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	10272196
Sitework						
G2060	Site Sports Fields	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	13	10272186
G2060	Site Utility Areas	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	200 LF	28	10272174
G2060	Site Front	Good	Flagpole, Metal	1	18	10272180
G2060	Site Utility Areas	Fair	Bollard, Concrete or Metal	12	18	10272187
G2060	Site Front	Good	Fences & Gates, Fence, Metal Tube 4'	150 LF	28	10272198
G2060	Site Utility Areas	Good	Fences & Gates, Pedestrian Gate, Aluminized Steel	4	13	10272182
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	30	8	10272184
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 4'	180 LF	28	10272170
G2060	Site Front	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	8	10272179
G2060	Site Front	Good	Outdoor Spectator Seating, Amphitheater, Brick/Stone	150 LF	28	10282677
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	2	8	10272193
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	3,000 LF	28	10272206
G4050	Site Parking Areas	Fair	Site Lighting, Floodlights, Replace/Install	18	8	10272205
Accessibility						
Y1010	Site Parking Areas	Poor	ADA Parking, Designated Stall, Pavement Markings only, Install	5	0	10282676
Y1010	Utility Area Parking	NA	ADA Parking, Signage, Pole-Mounted, Install	1	0	10302226

Appendix F:

Replacement Reserves

Replacement Reserves Report



4/28/2026

Format 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	Room 133	10272079	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 034	10272162	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 121	10272094	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 028	10272086	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 022	10271996	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 139	10272060	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 212	10272102	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 127	10272115	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 120	10272089	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 218	10271978	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 223	10272093	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 224	10272123	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3030	Room 133	10272054	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900
D3050	Green Roof	10302157	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$7,500.00	\$7,500								\$7,500														\$7,500
D3050	Lower Roof	10302149	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$90,000.00	\$90,000								\$90,000														\$90,000
D3050	Green Roof	10302132	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$30,000.00	\$30,000								\$30,000														\$30,000
D3050	Green Roof	10302158	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$90,000.00	\$90,000								\$90,000														\$90,000
D3050	Green Roof	10302154	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$75,000.00	\$75,000								\$75,000														\$75,000
D3050	Lower Roof	10302148	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$45,000.00	\$45,000								\$45,000														\$45,000
D3050	Lower Roof	10302135	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000
D3050	Throughout Building	10272007	HVAC System, Ductwork, High Density, Replace	30	12	18	98700	SF	\$6.00	\$592,200																			\$592,200			\$592,200
D3060	Lower Roof	10302137	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400												\$2,400										\$2,400
D3060	Lower Roof	10302156	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	13	12	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000
D3060	Lower Roof	10302138	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	13	12	1	EA	\$5,600.00	\$5,600												\$5,600										\$5,600
D3060	Lower Roof	10302152	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400												\$1,400										\$1,400
D3060	Lower Roof	10302161	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400												\$1,400										\$1,400
D3060	Lower Roof	10302141	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400												\$2,400										\$2,400
D3060	Green Roof	10302150	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	13	12	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000
D3060	Lower Roof	10302134	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400												\$1,400										\$1,400
D3060	Mechanical Room 165	10272158	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	13	12	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000
D3060	Lower Roof	10302160	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	13	12	1	EA	\$5,600.00	\$5,600												\$5,600										\$5,600
D3060	Lower Roof	10302144	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400												\$1,400										\$1,400
D3060	Lower Roof	10302164	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400												\$1,400										\$1,400
D3060	Lower Roof	10302159	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400												\$2,400										\$2,400
D3060	Lower Roof	10302133	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400												\$2,400										\$2,400
D3060	Lower Roof	10302140	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400												\$2,400										\$2,400
D3060	Lower Roof	10302151	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	11	14	1	EA	\$1,400.00	\$1,400															\$1,400							

Replacement Reserves Report



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Mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5020	Electrical Room 167	10272117	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000				\$10,000	
D5020	Electrical Room 001	10272044	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600				\$7,600	
D5020	Electrical Room 114	10272134	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600				\$7,600	
D5020	Electrical Room 167	10272021	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600				\$7,600	
D5020	Electrical Room 167	10272131	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																	\$6,000				\$6,000	
D5020	Electrical Room 214	10271968	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600				\$7,600	
D5020	Electrical Room 114	10272028	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																	\$7,600				\$7,600	
D5020	Electrical Room 167	10272154	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																	\$6,000				\$6,000	
D5020	Electrical Room 114	10271984	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$5,400.00	\$5,400																		\$5,400				\$5,400
D5020	Electrical Room 167	10272125	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$14,000.00	\$14,000																	\$14,000				\$14,000	
D5030	Mechanical Room 165	10271983	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$19,000.00	\$19,000						\$19,000																\$19,000
D5030	Mechanical Room 165	10272104	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$19,000.00	\$19,000						\$19,000																\$19,000
D5030	Mechanical Room 165	10271981	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$25,000.00	\$25,000								\$25,000														\$25,000
D5030	Mechanical Room 165	10272101	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$25,000.00	\$25,000								\$25,000														\$25,000
D5040	Throughout Building	10272022	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	5	5	98700	SF	\$0.65	\$64,155						\$64,155										\$64,155						\$128,310
D5040	Cafeteria Stage	10271987	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	8	EA	\$250.00	\$2,000									\$2,000													\$2,000
D5040	Cafeteria	10272085	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	4	EA	\$280.00	\$1,120									\$1,120													\$1,120
D5040	Throughout Building	10272037	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	98700	SF	\$5.00	\$493,500									\$493,500													\$493,500
D5040	Gymnasium	10272109	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	24	EA	\$280.00	\$6,720									\$6,720													\$6,720
D5040	Building Exterior	10272040	Exterior Light, any type, w/ LED Replacement, Replace	20	12	8	66	EA	\$400.00	\$26,400									\$26,400													\$26,400
D6030	Gymnasium	10272070	Sound System, Theater/Auditorium/Church, Replace	20	15	5	3800	SF	\$1.50	\$5,700						\$5,700																\$5,700
D6030	Cafeteria	10272091	Sound System, Theater/Auditorium/Church, Replace	20	12	8	1200	SF	\$1.50	\$1,800									\$1,800													\$1,800
D6060	Throughout Building	10272052	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	98700	SF	\$1.65	\$162,855						\$162,855																\$162,855
D7010	Throughout Building	10272155	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	12	3	98700	SF	\$3.25	\$320,775				\$320,775														\$320,775				\$641,550
D7030	Throughout Building	10272077	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	98700	SF	\$2.00	\$197,400				\$197,400														\$197,400				\$394,800
D7050	Building Service Office 164	10272069	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000														\$15,000				\$30,000
D7050	Lobby	10271977	Fire Alarm Panel, Annunciator, Replace	15	12	3	1	EA	\$1,580.00	\$1,580				\$1,580														\$1,580				\$3,160
D7050	Throughout Building	10272002	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	98700	SF	\$3.00	\$296,100									\$296,100													\$296,100
D8010	Throughout Building	10272058	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	98700	SF	\$6.00	\$592,200				\$592,200														\$592,200				\$1,184,400
E1030	Kitchen	10272144	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Commercial Kitchen	10271989	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	12	3	1	EA	\$3,300.00	\$3,300				\$3,300														\$3,300				\$6,600
E1030	Walk-In Refrigerator	10272082	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600														\$4,600	\$9,200	
E1030	Kitchen	10272013	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600														\$4,600	\$9,200	
E1030	Kitchen	10272142	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600														\$3,600	\$7,200	
E1030	Kitchen	10272076	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280						\$16,560
E1030	Kitchen	10272017	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Lower Roof	10302155	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300						\$6,300															\$6,300	\$12,600
E1030	Kitchen	10272087	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600																						

Replacement Reserves Report



4/28/2026

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
E1070	Gymnasium	10272048	Basketball Backboard, Wall-Mounted, Fixed	30	12	18	2	EA	\$4,475.00	\$8,950																			\$8,950			\$8,950
E1070	Gymnasium	10272024	Basketball Backboard, Wall-Mounted, Fixed	30	12	18	4	EA	\$3,580.00	\$14,320																			\$14,320			\$14,320
E2010	Media Desk	10272041	Casework, Countertop, Plastic Laminate, Replace	15	12	3	30	LF	\$50.00	\$1,500				\$1,500															\$1,500			\$3,000
E2010	Classrooms General	10272111	Casework, Countertop, Plastic Laminate, Replace	15	12	3	400	LF	\$50.00	\$20,000				\$20,000															\$20,000			\$40,000
E2010	Media Desk	10272008	Casework, Cabinetry, High-End or Laboratory, Replace	20	12	8	60	LF	\$500.00	\$30,000									\$30,000													\$30,000
E2010	Reception Desk	10272019	Casework, Cabinetry, High-End or Laboratory, Replace	20	12	8	35	LF	\$500.00	\$17,500									\$17,500													\$17,500
E2010	Classrooms General	10272122	Casework, Cabinetry, Standard, Replace	20	12	8	800	LF	\$300.00	\$240,000									\$240,000													\$240,000
Totals, Unescalated											\$0	\$18,200	\$3,000	\$1,599,885	\$380,025	\$396,440	\$9,000	\$750,800	\$1,923,717	\$2,800	\$0	\$0	\$67,700	\$1,121,000	\$383,825	\$110,385	\$17,000	\$184,400	\$3,016,855	\$1,500	\$73,300	\$10,059,832
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$18,746	\$3,183	\$1,748,238	\$427,721	\$459,583	\$10,746	\$923,389	\$2,436,907	\$3,653	\$0	\$0	\$96,524	\$1,646,226	\$580,570	\$171,976	\$27,280	\$304,785	\$5,135,994	\$2,630	\$132,388	\$14,130,540

Glenallan Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3030	Portable Classrooms ML1113 & ML1121	10272191	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$5,500.00	\$5,500																	\$5,500					\$5,500	
D3030	Portable Classrooms ML1113 & ML1121	10272192	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$5,500.00	\$5,500																	\$5,500					\$5,500	
D5040	Portable Classrooms ML1113 & ML1121	10272181	Exterior Light, any type, w/ LED Replacement, Replace	20	4	16	8	EA	\$400.00	\$3,200																	\$3,200					\$3,200	
G2020	Site Parking Areas	10272202	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	43600	SF	\$0.45	\$19,620			\$19,620					\$19,620					\$19,620					\$19,620				\$78,480	
G2020	Site Parking Areas	10272183	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	43600	SF	\$3.50	\$152,600					\$152,600																	\$152,600	
G2020	Bus Loop	10272194	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	12800	SF	\$3.50	\$44,800														\$44,800								\$44,800	
G2050	Site Sports Courts	10272175	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	20300	SF	\$0.45	\$9,135				\$9,135					\$9,135						\$9,135				\$9,135				\$36,540
G2050	Site Sports Fields	10272176	Sports Apparatus, Soccer, Regulation Goal, Replace	20	12	8	2	EA	\$2,500.00	\$5,000									\$5,000													\$5,000	
G2050	Site Sports Fields	10272196	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	1	EA	\$5,000.00	\$5,000									\$5,000													\$5,000	
G2050	Site Sports Courts	10272201	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	20300	SF	\$3.50	\$71,050															\$71,050								\$71,050
G2050	Site Sports Courts	10272199	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$4,750.00	\$19,000															\$19,000								\$19,000
G2050	Pre-K Playground	10272171	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	9500	SF	\$26.00	\$247,000				\$247,000																			\$247,000
G2050	Site Playground Areas	10272197	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000							\$6,000																\$6,000
G2050	Pre-K Playground	10272204	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000							\$20,000																\$20,000
G2050	Pre-K Playground	10272178	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000							\$6,000																\$6,000
G2050	Site Playground Areas	10272195	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000							\$6,000																\$6,000
G2050	Site Playground Areas	10272188	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	\$35,000.00	\$35,000							\$35,000																\$35,000
G2050	Site Playground Areas	10272185	Play Structure, Multipurpose, Very Small, Replace	20	15	5	1	EA	\$6,000.00	\$6,000							\$6,000																\$6,000
G2050	Site Playground Areas	10272200	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000							\$20,000																\$20,000
G2050	Site Playground Areas	10272190	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000							\$20,000																\$20,000
G2060	Site General	10272193	Bike Rack, Fixed 6-10 Bikes, Replace	20	12	8	2	EA	\$800.00	\$1,600									\$1,600														\$1,600
G2060	Site Sports Fields	10272186	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	12	13	1	EA	\$1,700.00	\$1,700															\$1,700								\$1,700
G2060	Site Utility Areas	10272182	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	12	13	4	EA	\$750.00	\$3,000															\$3,000								\$3,000
G2060	Building Exterior	10272184	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	30	EA	\$150.00	\$4,500									\$4,500														\$4,500
G2060	Site Front	10272179	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	12	8	1	EA	\$25,000.00	\$25,000									\$25,000														\$25,000
G2060	Site Front	10272180	Flagpole, Metal, Replace	30	12	18	1	EA	\$2,500.00	\$2,500																			\$2,500				\$2,500
G2060	Site Utility Areas	10272187	Bollard, Concrete or Metal, Replace	30	12	18	12	EA	\$1,000.00	\$12,000																		\$12,000					\$12,000
G4050	Site Parking Areas	10272205	Site Lighting, Floodlights, Replace/Install	20	12	8	18	EA	\$1,200.00	\$21,600									\$21,600														\$21,600
Y1010	Site Parking Areas	10282676	ADA Parking, Designated Stall, Pavement Markings only, Install	0	12	* 0	5	EA	\$500.00	\$2,500		\$2,500																					\$2,500
Y1010	Utility Area Parking	10302226	ADA Parking, Signage, Pole-Mounted, Install	0	12	* 0	1	EA	\$500.00	\$500		\$500																					\$500
Totals, Unescalated											\$0	\$3,000	\$19,620	\$256,135	\$152,600	\$119,000	\$0	\$19,620	\$71,835	\$0	\$0	\$0	\$19,620	\$148,685	\$0	\$0	\$14,200	\$19,620	\$23,635	\$0	\$0	\$867,570	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$3,090	\$20,815	\$279,886	\$171,753	\$137,954	\$0	\$24,130	\$90,998	\$0	\$0	\$0	\$27,973	\$218,349	\$0	\$0	\$22,787	\$32,429	\$40,237	\$0	\$0	\$1,070,400	

* 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	10272100	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Glenallan Elementary School / Main Building	Elevator Shafts/Utility	Kone	Monospaced 300	20339494	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10272004	D2010	Water Heater	Gas, High-Efficiency Condensing Style	119 GAL	Glenallan Elementary School / Main Building	Mechanical Room 165	State Industries, Inc.	SUF-119-400-NEA 300	1943116849911	2019		
2	10272132	D2010	Backflow Preventer	Domestic Water	2 IN	Glenallan Elementary School / Main Building	Mechanical Room 165	Wilkins Zurn	975 XL2	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10272113	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Compactor Room 171	TPI Corp	G1G5105N	NA	2013		
2	10272071	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Roof Access 247	TPI Corp	G1G5105N	NA	2013		
3	10272063	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Mechanical Room 165	TPI Corp	G1G5105N	NA	2013		
4	10272051	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Storage Room 169	TPI Corp	G1G5105N	NA	2013		
5	10272035	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Roof Access 247	TPI Corp	G1G5105N	NA	2013		
6	10271982	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Receiving 168	TPI Corp	G1G5105N	NA	2013		
7	10271974	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Storage Room 171A	TPI Corp	G1G5105N	NA	2013		
8	10272074	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	Room 175	TPI Corp	G1G5105N	NA	2013		
9	10271975	D3020	Unit Heater	Electric	5 kW	Glenallan Elementary School / Main Building	A/S Control Room 172	TPI Corp	G1G5105N	NA	2013		
10	10271992	D3020	Unit Heater	Electric	7.5 kW	Glenallan Elementary School / Main Building	Electrical Room 167	TPI Corp	P3P5107CA1N	NA	2013		
11	10272140	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	200 GAL	Glenallan Elementary School / Main Building	Mechanical Room 165	No dataplate	No dataplate	No dataplate	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10272191	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Glenallan Elementary School / Site	Portable Classrooms ML1113 & ML1121	Bard Manufacturing Company	W42H2DA10RXXXXE	332H163333218-02	2021		
13	10272192	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Glenallan Elementary School / Site	Portable Classrooms ML1113 & ML1121	Bard Manufacturing Company	W42H2DA10RXXXXE	332H163333225-02	2021		
14	10272003	D3030	Heat Pump [HPU-02]	Water Source, 5 TON	1.5 TON	Glenallan Elementary School / Main Building	Room 004	McQuay	MVFW1019	AUBU124100943	2012		
15	10272067	D3030	Heat Pump [HPU-09]	Water Source, 5 TON	2 TON	Glenallan Elementary School / Main Building	Room 003	McQuay	MVFW1024	AUBU124100942	2012		
16	10272128	D3030	Heat Pump [HPU-1]	Water Source, 5 TON	1.5 TON	Glenallan Elementary School / Main Building	Room 004	McQuay	MVFW1019	AUBU124100945	2012		
17	10272026	D3030	Heat Pump [HPU-10]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 003	McQuay	MVFW1030	AUBU124100921	2012		
18	10272031	D3030	Heat Pump [HPU-11]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 021	McQuay	MVFW1030	AUBU124100937	2012		
19	10271972	D3030	Heat Pump [HPU-12]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 021	McQuay	MVFW1030	AUBU124100922	2012		
20	10272103	D3030	Heat Pump [HPU-13]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 029	McQuay	WVFW1030	AUBU124100938	2012		
21	10272138	D3030	Heat Pump [HPU-14]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 029	McQuay	MVFW1030	AUBU124100923	2012		
22	10272089	D3030	Heat Pump [HPU-15]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 120	McQuay	MVFW1030	AUBU124100924	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10271988	D3030	Heat Pump [HPU-16]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 120	McQuay	MVFW1030	AUBU124100939	2012		
24	10272059	D3030	Heat Pump [HPU-17]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 130	McQuay	MVFW1030	AUBU124100925	2012		
25	10272016	D3030	Heat Pump [HPU-18]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 130	McQuay	MVFW1030	AUBU124100940	2012		
26	10271971	D3030	Heat Pump [HPU-19]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 138	McQuay	MVFW1030	AUBU124100926	2012		
27	10271986	D3030	Heat Pump [HPU-20]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 138	McQuay	MVFW1030	AUBU124100941	2012		
28	10272151	D3030	Heat Pump [HPU-21]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 111	McQuay	MVFW1030	AUBU124100927	2012		
29	10272025	D3030	Heat Pump [HPU-22]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 121	McQuay	MVFW1036	AUBU124100902	2012		
30	10272094	D3030	Heat Pump [HPU-23]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 121	McQuay	MVFW1036	AUBU124100896	2012		
31	10272115	D3030	Heat Pump [HPU-24]	Water Source, 5 TON	1.5 TON	Glenallan Elementary School / Main Building	Room 127	McQuay	MVFW1019	AUBU124100946	2012		
32	10272054	D3030	Heat Pump [HPU-25]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 133	McQuay	MVFW1036	AUBU124100903	2012		
33	10272079	D3030	Heat Pump [HPU-26]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 133	McQuay	MVFW1036	AUBU124100897	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10272045	D3030	Heat Pump [HPU-27]	Water Source, 5 TON	1 TON	Glenallan Elementary School / Main Building	Room 139	McQuay	MVFW1009	AUBU124100954	2012		
35	10272060	D3030	Heat Pump [HPU-28]	Water Source, 5 TON	1.5 TON	Glenallan Elementary School / Main Building	Room 139	McQuay	MVFW1019	AUBU124100947	2012		
36	10272099	D3030	Heat Pump [HPU-29]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 139	McQuay	MVFW1030	AUBU124100913	2012		
37	10271996	D3030	Heat Pump [HPU-3]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 022	McQuay	MVFW1030	AUBU124100929	2012		
38	10271995	D3030	Heat Pump [HPU-30]	Water Source, 5 TON	1 TON	Glenallan Elementary School / Main Building	Room 168A	McQuay	MVFW1012	AUBU124100951	2012		
39	10272030	D3030	Heat Pump [HPU-32]	Water Source, 5 TON	1.5	Glenallan Elementary School / Main Building	Room 155	McQuay	MVFW1019	AUBU124100944	2012		
40	10272118	D3030	Heat Pump [HPU-33]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 155	McQuay	MVFW1030	AUBU124100928	2012		
41	10271991	D3030	Heat Pump [HPU-34]	Water Source, 5 TON	3.5 TON	Glenallan Elementary School / Main Building	Room 155	McQuay	MVFW1040	AUBU124100895	2012		
42	10272011	D3030	Heat Pump [HPU-35]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 103	McQuay	MVFW1030	AUBU124100914	2012		
43	10272053	D3030	Heat Pump [HPU-36]	Water Source, 5 TON	1.5 TON	Glenallan Elementary School / Main Building	Room 103	McQuay	MVFW1019	AUBU124100948	2012		
44	10272010	D3030	Heat Pump [HPU-37]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 206	McQuay	MVFW1030	AUBU124100915	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10272096	D3030	Heat Pump [HPU-38]	Water Source, 5 TON	1	Glenallan Elementary School / Main Building	Room 206	McQuay	W.VFM.1.030.8.J.Y.L.T.01.VY.H.C. Y. Y.Y.YW.YYY.YYY.A.Y.YYY.Y.Y.Y.C.1.C.1	AUBU124100932	2012		
46	10272102	D3030	Heat Pump [HPU-39]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 212	McQuay	MVFW1030	AUBU124100916	2012		
47	10272161	D3030	Heat Pump [HPU-4]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 022	McQuay	MVFW1030	AUBU124100910	2012		
48	10271978	D3030	Heat Pump [HPU-40]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 218	McQuay	MVFW1030	AUBU124100917	2012		
49	10272036	D3030	Heat Pump [HPU-41]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 218	McQuay	MVFW1030	AUBU124100933	2012		
50	10272123	D3030	Heat Pump [HPU-42]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 224	McQuay	MVFW1030	AUBU124100918	2012		
51	10272061	D3030	Heat Pump [HPU-43]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 224	McQuay	MVFW1030	AUBU124100934	2012		
52	10272167	D3030	Heat Pump [HPU-44]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 230	McQuay	MVFW1030	AUBU124100919	2012		
53	10272145	D3030	Heat Pump [HPU-45]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 230	McQuay	MVFW1030	AUBU124100935	2012		
54	10272090	D3030	Heat Pump [HPU-46]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 236	McQuay	MVFW1030	AUBU124100920	2012		
55	10272050	D3030	Heat Pump [HPU-47]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 236	McQuay	MVFW1030	AUBU124100936	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10272135	D3030	Heat Pump [HPU-48]	Water Source, 5 TON	3	Glenallan Elementary School / Main Building	Room 215	McQuay	MVFW1036	AUBU124100904	2012		
57	10272157	D3030	Heat Pump [HPU-49]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 215	McQuay	MVFW1036	AUBU124100898	2012		
58	10272137	D3030	Heat Pump [HPU-5]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 028	McQuay	MVFW1030	AUBU124100930	2012		
59	10272056	D3030	Heat Pump [HPU-50]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 223	McQuay	MVFW1036	AUBU124100905	2012		
60	10272093	D3030	Heat Pump [HPU-51]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 223	McQuay	MVFW1036	AUBU124100899	2012		
61	10271997	D3030	Heat Pump [HPU-52]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 231	McQuay	MVFW1036	AUBU124100906	2012		
62	10271999	D3030	Heat Pump [HPU-53]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 231	McQuay	MVFW1036	AUBU124100900	2012		
63	10272014	D3030	Heat Pump [HPU-54]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 239	McQuay	MVFW1036	AUBU124100907	2012		
64	10272095	D3030	Heat Pump [HPU-55]	Water Source, 5 TON	3 TON	Glenallan Elementary School / Main Building	Room 239	McQuay	MVFW1036	AUBU124100901	2012		
65	10271969	D3030	Heat Pump [HPU-58]	Water Source, 5 TON	3	Glenallan Elementary School / Main Building	Room 207	McQuay	WVFW1036	AUBU124100908	2012		
66	10272086	D3030	Heat Pump [HPU-6]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 028	McQuay	MVFW1030	AUBU124100911	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10272129	D3030	Heat Pump [HPU-7]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 034	McQuay	WVFW1030	AUBU124100931	2012		
68	10272162	D3030	Heat Pump [HPU-8]	Water Source, 5 TON	2.5 TON	Glenallan Elementary School / Main Building	Room 034	McQuay	WVFW1030	AUBU124100912	2012		
69	10302163	D3030	Split System Ductless	Single Zone	1.5 TON	Glenallan Elementary School / Main Building	Lower Roof	Mitsubishi Electric	PUY-A18NHA4	Illegible	2012		
70	10302136	D3030	Split System Ductless [DSS-2]	Single Zone, Condenser & Evaporator	3 TON	Glenallan Elementary School / Main Building	Green Roof	Mitsubishi Electric	PUY-A36NHA4	24U06539C	2012		
71	10302146	D3030	Split System Ductless [DSS-3]	Single Zone	1.5 TON	Glenallan Elementary School / Main Building	Green Roof	Mitsubishi Electric	PUZ-A18NHA4	Illegible	2012		
72	10302145	D3030	Split System Ductless [DSS-4]	Single Zone	1.5 TON	Glenallan Elementary School / Main Building	Green Roof	Mitsubishi Electric	PUZ-A18NHA4	16U020330	2011		
73	10302139	D3030	Split System Ductless [DSS-5]	Single Zone	1.5 TON	Glenallan Elementary School / Main Building	Green Roof	Mitsubishi Electric	PUY-A18NHA4	27U064910	2012		
74	10302153	D3030	Split System Ductless [DSS-6]	Single Zone	1.5 TON	Glenallan Elementary School / Main Building	Green Roof	Mitsubishi Electric	PUZ-A18NHA4	Illegible	2012		
75	10302132	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Glenallan Elementary School / Main Building	Green Roof	AAON, Inc.	RN-015-3-0-E709-000	201211-ANCL06169	2012		
76	10302135	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7 TON	Glenallan Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-007-3-0-709-000	201211-ANCG06170	2012		
77	10302158	D3050	Packaged Unit [DOAS-1]	RTU, Pad or Roof-Mounted	60 TON	Glenallan Elementary School / Main Building	Green Roof	AAON, Inc.	RN-060-3-0-E709-000	201211-BNCX06172	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10302154	D3050	Packaged Unit [DOAS-2]	RTU, Pad or Roof-Mounted	50 TON	Glenallan Elementary School / Main Building	Green Roof	AAON, Inc.	RN-050-3-0-E709-000	201211-BNCW06173	2012		
79	10302157	D3050	Packaged Unit [DOAS-3]	RTU, Pad or Roof-Mounted	3 TON	Glenallan Elementary School / Main Building	Green Roof	AAON, Inc.	RQ-003-3-V-E709-000	201211-AYCC01144	2012		
80	10302149	D3050	Packaged Unit [RTU-2 GYMNASIUM]	RTU, Pad or Roof-Mounted	60 TON	Glenallan Elementary School / Main Building	Lower Roof	AAON, Inc.	No dataplate	No dataplate	2012		
81	10302148	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	25 TON	Glenallan Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-025-3-0-E709-000	201211-BNCR06171	2012		
82	10302147	D3060	Exhaust Fan	Centrifugal, 16" Damper	1800 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PDU120RG E4	14E1359-3	2014		
83	10302159	D3060	Exhaust Fan	Centrifugal, 16" Damper	1580 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN118	12G1017-1	2012		
84	10302133	D3060	Exhaust Fan [EF-10]	Centrifugal, 16" Damper	1760 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN126	12G1017-5	2012		
85	10302152	D3060	Exhaust Fan [EF-11]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	12G1017-2	2012		
86	10302161	D3060	Exhaust Fan [EF-11]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	12G1017-2	2012		
87	10302138	D3060	Exhaust Fan [EF-12, EF-13]	Centrifugal, 36"Damper	9800 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PNU365RF	12G1017-12	2012		
88	10302160	D3060	Exhaust Fan [EF-12, EF-13]	Centrifugal, 36"Damper	9800 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PNU365RF	12G1017-12	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10302164	D3060	Exhaust Fan [EF-14]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	12G1017-2	2012		
90	10302141	D3060	Exhaust Fan [EF-15]	Centrifugal, 16" Damper	1760 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN126	12G1017-5	2012		
91	10302150	D3060	Exhaust Fan [EF-16]	Centrifugal, 24" Damper	3770 CFM	Glenallan Elementary School / Main Building	Green Roof	ACME	PV165	12G1017-9	2012		
92	10302151	D3060	Exhaust Fan [EF-19]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	14H1751-2	2014		
93	10302156	D3060	Exhaust Fan [EF-4]	Centrifugal, 24" Damper	2384 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PV180	12G1017-6	2012		
94	10302137	D3060	Exhaust Fan [EF-5]	Centrifugal, 16" Damper	1580 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN118	12G1017-1	2012		
95	10302140	D3060	Exhaust Fan [EF-6]	Centrifugal, 16" Damper	1580 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN118	12G1017-1	2012		
96	10302144	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	12G1017-2	2012		
97	10302134	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	770 CFM	Glenallan Elementary School / Main Building	Lower Roof	ACME	PRN100	12G1017-2	2012		
98	10272158	D3060	Exhaust Fan [SF-1]	Centrifugal, 24" Damper	3000 CFM	Glenallan Elementary School / Main Building	Mechanical Room 165	ACME	XB200	12G1017-23	2012		
99	10272116	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated	3 FT	Glenallan Elementary School / Main Building	Kitchen	Mars Air Systems	LPV36-1UA-OB	443975	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
100	10272075	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Glenallan Elementary School / Main Building	Kitchen	Mars Air Systems	LPV36-1UA-OB	465698	2014		
101	10272029	D3060	Supplemental Components	Air Curtain, 5' Wide Heated	4 FT	Glenallan Elementary School / Main Building	Kitchen	Mars Air Systems	NH48-1UA-BG	466088	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10272106	D4010	Backflow Preventer	Fire Suppression	6 IN	Glenallan Elementary School / Main Building	A/S Control Room 172	Wilkins Zurn	350	J39895	2013		
2	10272130	D4010	Backflow Preventer	Fire Suppression	4 INCH	Glenallan Elementary School / Main Building	A/S Control Room 172	Wilkins Zurn	350	J42731	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10272163	D5010	Generator	Gas or Gasoline	150 KW	Glenallan Elementary School / Main Building	Site Utility Areas	Kohler	150REZGC	SGM324PDD	2013		
2	10272049	D5010	Automatic Transfer Switch [ATS-1 LIFE SAFETY PANEL E]	ATS	100 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Kohler	KSS-DMVA-0100S	SGM323PHH	2012		
3	10271990	D5010	Automatic Transfer Switch [ATS-2 PANEL S]	ATS	225 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Kohler	KSS-DMVA-0225S	SGM323PHG	2012		
4	10272146	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 214	Square D	EE45T3HBCU	2061812066A	2012		
5	10272177	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Glenallan Elementary School / Site	Portable ML1113 & ML1121 Electric Room	Square D	MFR4087503	2062221033A	2021		
6	10272134	D5020	Secondary Transformer [TC-1]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 114	Square D	EE45T3HBISCUNLP	006500089762	2012		
7	10272057	D5020	Secondary Transformer [TC-2]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 214	Square D	EE45T3HBISCUNLP	006500089765	2012		
8	10272154	D5020	Secondary Transformer [TCP]	Dry, Stepdown	15 KVA	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	EE15T3HBISCUNLP	006500089550	2012		
9	10272131	D5020	Secondary Transformer [TEP]	Dry, Stepdown	15 KVA	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	EE15T3HBCU	1071012073	2012		
10	10271984	D5020	Secondary Transformer [TEP-1]	Dry, Stepdown	9 KVA	Glenallan Elementary School / Main Building	Electrical Room 114	Square D	9T2F	Illegible	2013		
11	10272092	D5020	Secondary Transformer [TKP]	Dry, Stepdown	75 KVA	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	EE75T3HBCU	2021412058A	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10272117	D5020	Secondary Transformer [TMO]	Dry, Stepdown	75 KVA	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	EE75T3HBCU	2021512060A	2012		
13	10272084	D5020	Secondary Transformer [TMP-2]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 214	Square D	EE45T3HBCU	2062012028A	2012		
14	10272028	D5020	Secondary Transformer [TR-1]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 114	Square D	EE45T3HBCU	2061812020A	2012		
15	10272021	D5020	Secondary Transformer [TRP]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	EE45T3HBCU	2061512026A	2012		
16	10271968	D5020	Secondary Transformer [TS-2]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 214	Square D	Inaccessible	Inaccessible	2012		
17	10272139	D5020	Secondary Transformer [XMFR TCL]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 001	Square D	EE45T3HBISCUNLP	006500089764	2012		
18	10272044	D5020	Secondary Transformer [XMFR TRL]	Dry, Stepdown	45 KVA	Glenallan Elementary School / Main Building	Electrical Room 001	Square D	EE45T3HBCU	2061812021A	2012		
19	10272081	D5020	Switchboard [C/T METERING]	277/480 V	2000 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	QED	NA	2013		
20	10271998	D5020	Switchboard [MAIN ELECTRIC SHUT OFF]	277/480 V	2000 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	QED	NA	2013		
21	10272018	D5020	Switchboard [SWITCHBOARD DISTRIBUTION]	277/480 V	2000 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	QED	NA	2013		
22	10272189	D5020	Distribution Panel	277/480 V	400 AMP	Glenallan Elementary School / Site	Portable ML1113 & ML1121 Electric Room	Square D	NQ442L4C	Illegible	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10272125	D5020	Distribution Panel [PANEL MD]	277/480 V	1200 AMP	Glenallan Elementary School / Main Building	Electrical Room 167	Square D	HCP	E1	2012		
24	10271983	D5030	Motor [PUMP-1]	AHU or Pump	60 HP	Glenallan Elementary School / Main Building	Mechanical Room 165	Baldor Reliance	M42F058W42061	X1209050001	2012		
25	10272104	D5030	Motor [PUMP-2]	AHU or Pump	60 HP	Glenallan Elementary School / Main Building	Mechanical Room 165	Baldor Reliance	M42F058W41061	X1209050002	2012		
26	10271981	D5030	Variable Frequency Drive [VFD-1]	VFD, by HP of Motor	60 HP	Glenallan Elementary School / Main Building	Mechanical Room 165	ABB	ACH550-VCR-078A-4+F267	2123803113	2012		
27	10272101	D5030	Variable Frequency Drive [VFD-2]	VFD, by HP of Motor	60 HP	Glenallan Elementary School / Main Building	Mechanical Room 165	ABB	ACH550-VCR-078A-4+F267	2123803135	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10272069	D7050	Fire Alarm Panel [FACP]	Fully Addressable		Glenallan Elementary School / Main Building	Building Service Office 164	Honeywell	NFS2-640(E)	Illegible	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10272076	E1030	Foodservice Equipment	Convection Oven, Double		Glenallan Elementary School / Main Building	Kitchen	Blodgett	Zephaire	No dataplate	2013		
2	10272142	E1030	Foodservice Equipment	Dairy Cooler/Wells		Glenallan Elementary School / Main Building	Kitchen	Delfield	KCFT-60	1211150001034	2012		
3	10272017	E1030	Foodservice Equipment	Dairy Cooler/Wells		Glenallan Elementary School / Main Building	Kitchen	Continental Refrigerator	MC5-SS-D	15297316	2015		
4	10272087	E1030	Foodservice Equipment	Dairy Cooler/Wells		Glenallan Elementary School / Main Building	Kitchen	Delfield	MARK7000-400UQXM1	1211150001033	2012		
5	10271989	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Glenallan Elementary School / Main Building	Commercial Kitchen	CaptiveAire Systems	6630 VHB	Illegible	2013		
6	10272144	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Glenallan Elementary School / Main Building	Kitchen	Metro	C5 3 Series	C5HME013564	2013		
7	10272013	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Glenallan Elementary School / Main Building	Kitchen	Traulsen	RHT132NUT-HHS	T26132K12	2012		
8	10272027	E1030	Foodservice Equipment	Sink, 3-Bowl		Glenallan Elementary School / Main Building	Commercial Kitchen				2013		
9	10272001	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Glenallan Elementary School / Main Building	Compactor Room 171	Precision Machinery Systems	10T	914110413	2013		
10	10272082	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Glenallan Elementary School / Main Building	Walk-In Refrigerator	Heatcraft	LCA690AEB	T12L04603	2012		
11	10271994	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Glenallan Elementary School / Main Building	Walk-In Freezer	Heatcraft	Inaccessible	Inaccessible	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10272073	E1030	Foodservice Equipment	Walk-In, Freezer		Glenallan Elementary School / Main Building	Commercial Kitchen	Thermalrite	E225993	161390-01 J02	2013		
13	10272141	E1030	Foodservice Equipment	Walk-In, Refrigerator		Glenallan Elementary School / Main Building	Commercial Kitchen	Thermalrite	E225993	161390-01 J01	2013		
14	10302155	E1030	Foodservice Equipment [COOLER SP-9]	Walk-In, Condenser for Refrigerator/Freezer	.7 TON	Glenallan Elementary School / Main Building	Lower Roof	Heatcraft	MOH010X63S	T12L03580	2012		
15	10302162	E1030	Foodservice Equipment [FREEZER SP-10]	Walk-In, Condenser for Refrigerator/Freezer	2.08 TON	Glenallan Elementary School / Main Building	Lower Roof	Heatcraft	MOZ045L63S	T12L03579	2012		
16	10272005	E1040	Ceramics Equipment	Kiln		Glenallan Elementary School / Main Building	Classrooms Art	Paragon Industries	TNF823	435796	2013		
17	10272148	E1040	Ceramics Equipment	Kiln		Glenallan Elementary School / Main Building	Classrooms Art	Paragon Industries	TNF823	470711	2018		
18	10271993	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Glenallan Elementary School / Main Building	Hallways & Common Areas						3