



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Greenwood Elementary School
3336 Gold Mine Road
Brookeville, MD 20833

PREPARED BY:

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BV PROJECT #:

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August 18, 2025

ON SITE DATE:

April 14 and 15, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	3336 Gold Mine Road, Brookeville, MD 20833
Site Developed	1970 Phase I / 2003 Phase II
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 14 and 15, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Juan Hernandez, Building Service Manager, 301.525.9024 Jeff Flaherty, Building Service Worker, 301.232.2470
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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 building was originally constructed in 1970, with an east wing addition in 2003 (classrooms & gym). The property is used as an elementary school. The property's main entrance drive is off Gold Mine Road located to the north of the school.

Architectural

The exterior envelope systems and components were observed to be performing adequately. However, the exterior brick masonry walls exhibit isolated areas of deteriorated bricks/mortar joints at various locations, including on the front, sides, and rear elevations. The windows of the original structure are antiquated, energy-inefficient units with single-pane glazing. Active roof leaks were reported above the Pre-K classroom 44, and evidenced by trash containers observed below the leak area. Budgetary costs are included in the cost tables for repairs. There are also trees in the courtyard areas that overhang the roof surfaces and are included under the site below. Interior finishes have been adequately maintained throughout the facility, with recent classroom modifications reported in 2021. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The property underwent major HVAC upgrades in 2017-2018, including replacement of rooftop packaged units, boilers, chiller, pumps, and unit ventilators. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed; however, there are active plumbing leaks in the boiler room that require replacement of copper piping due to corrosion and leaks. The electrical system and components were reported to provide generally adequate service; however, the main electrical switchboard and some circuit breaker panels appear to be original to 1970 and will require replacement due to age and difficulties in finding replacement parts. A facility-wide fire suppression system is not present in the 1970 original building but is included in the 2003 east wing addition. Installation should be considered to provide facility-wide coverage. The facility is protected by a complete fire alarm system throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving the entire school property. The pedestrian walkways are concrete, and portions of the paved edges have concrete curbing. Concrete stairs lead down a severe site slope to two ball fields on the south side of the school. The site is illuminated by pole lights in the parking lots and exterior building wall lights. The school property has basketball courts, asphalt paved sports court, and playground area. Several site deficiencies were observed, including significant areas of alligator cracking and potholes in the parking areas and drive lanes (north, northeast & northwest); significant areas of spalling and cracking sidewalks on all sides of the school, with trip hazards along the front of the school between the sidewalk and curb; uplifted and misaligned concrete wheel stops, exposing sharp steel rebar, at the ADA parking areas; isolated areas of concrete deterioration at the rear concrete retaining wall; overgrown trees in courtyard areas overhang the roof surfaces. Repairs of the site deficiencies will be required immediately and in the short term, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

Greenwood Local Park is located to the south of the school property. There are two ball fields on the rear side (south elevation) of the school that are reportedly owned by the park but are shared with the school; therefore, costs are included. All other Greenwood Park areas, equipment, and components are not included.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

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 0.600046.

Immediate Needs

Facility/Building	Total Items	Total Cost
Greenwood Elementary School / Greenwood Elementary School	9	\$77,500
Greenwood Elementary School / Site	5	\$35,300
Total	14	\$112,800

Greenwood Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9230345	Building Exterior	B2010	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	Poor	Performance/Integrity	\$4,600
9230469	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$2,200
9230428	ADA Stage	D1010	Vertical Lift, Wheelchair, 5' Rise, Install	NA	Accessibility	\$25,000
9230404	Boiler Room	D2010	Piping & Valves, Piping Copper, Domestic Water, Replace	Poor	Performance/Integrity	\$2,500
9230435	Roof	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	\$2,400
9230470	ADA Doors	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$12,000
9230476	ADA Restrooms	Y1050	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	NA	Accessibility	\$9,000
9230425	ADA Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	NA	Accessibility	\$4,800
9280070	ADA Staff lounge	Y1060	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
Total (9 items)						\$77,500

Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9231352	Site ADA Parking Areas	G2020	Parking Lots, Wheel Stops, Concrete, Replace/Install	Failed	Safety	\$1,600
9231337	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$8,800
9231334	Site General	G2030	Sidewalk, Concrete, Large Areas, Replace	Poor	Safety	\$23,200
9231327	Site General	G2060	Retaining Wall, Concrete Cast- in-Place, Repair	Poor	Performance/Integrity	\$800
9230323	ADA Site Parking Areas	Y1010	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	NA	Accessibility	\$1,000
Total (5 items)						\$35,300

Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Greenwood Elementary School Site
General

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$23,200

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There are significant areas of spalling and cracking sidewalks on all sides of the school, with trip hazards along the front of the school between the sidewalk and curb. - AssetCALC ID: 9231334



Parking Lots in Failed condition.

Wheel Stops, Concrete
Site Greenwood Elementary School Site ADA
Parking Areas

Uniformat Code: G2020
Recommendation: **Replace/Install in 2025**

Priority Score: **92.9**

Plan Type: Safety

Cost Estimate: \$1,600

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There are uplifted and misaligned concrete wheel stops, exposing sharp steel rebar, at the ADA parking areas. - AssetCALC ID: 9231352



Exterior Walls in Poor condition.

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

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2025**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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The exterior brick masonry walls exhibit isolated areas of deteriorated bricks/mortar joints at various locations, including on the front, sides, and rear elevations of the building. - AssetCALC ID: 9230345



Roofing in Poor condition.

any type, Repairs per Man-Day
Greenwood Elementary School Greenwood
Elementary School Roof

Uniformat Code: B3010
Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

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There are active roof leaks reported above the Pre-K classroom 44- trash containers observed below the leak area in the classroom. - AssetCALC ID: 9230469



Parking Lots in Poor condition.

Pavement, Asphalt
Site Greenwood Elementary School Site
Parking Areas

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2025**

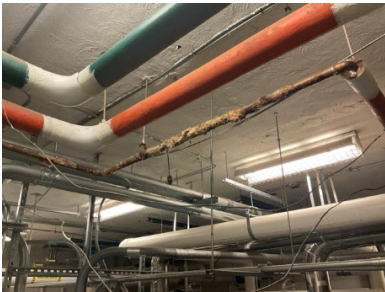
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,800

\$\$\$\$

There are significant areas of alligator cracking and potholes in the parking areas and drive lanes (north, northeast and northwest). - AssetCALC ID: 9231337



Piping and Valves in Poor condition.

Piping Copper, Domestic Water
Greenwood Elementary School Greenwood
Elementary School Boiler Room

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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There are active plumbing leaks in the boiler room that require replacement of copper piping due to corrosion and leaks. - AssetCALC ID: 9230404



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Greenwood Elementary School Greenwood
Elementary School Roof

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

There are overgrown trees in courtyard areas overhang the roof surfaces. - AssetCALC ID: 9230435



Retaining Wall in Poor condition.

Concrete Cast-in-Place
Site Greenwood Elementary School Site
General

Uniformat Code: G2060
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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There is an isolated areas of concrete deterioration at the rear concrete retaining wall. - AssetCALC ID: 9231327



Vertical Lift

Wheelchair, 5' Rise
Greenwood Elementary School Greenwood
Elementary School ADA Stage

Uniformat Code: D1010
Recommendation: **Install in 2025**

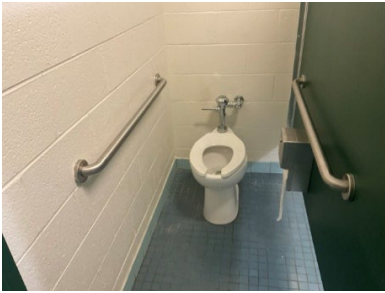
Priority Score: **67.9**

Plan Type: Accessibility

Cost Estimate: \$25,000

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ADA Stage Vertical Lift - AssetCALC ID: 9230428



ADA Restrooms

Toilet Partitions, Location/Clearance
Greenwood Elementary School Greenwood
Elementary School ADA Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

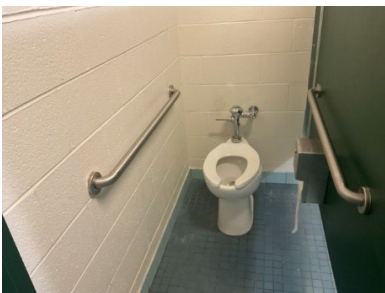
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$4,800

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ADA Restrooms - Toilet Partitions - AssetCALC ID: 9230425



ADA Restrooms

Grab Bars and Blocking, Height/Location
Greenwood Elementary School Greenwood
Elementary School ADA Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$9,000

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ADA Restrooms - Toilet Stalls, Grab Bars and Blocking - AssetCALC ID: 9230476



ADA Entrances and Doors

Hardware, Lever Handle
Greenwood Elementary School Greenwood
Elementary School ADA Doors

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$12,000

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ADA Doors - Lever Handle Hardware (original building classrooms) - AssetCALC ID: 9230470



ADA Parking

Designated Stall, Pavement Markings and
Signage
Site Greenwood Elementary School ADA Site
Parking Areas

Uniformat Code: Y1010
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,000

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ADA Parking - Designated Stall, Pavement Markings and Signage - AssetCALC ID: 9230323



Fire Suppression System

Existing Sprinkler Heads, by SF
Greenwood Elementary School Greenwood
Elementary School Throughout original building

Uniformat Code: D4010
Recommendation: **Install in 2029**

Priority Score: **60.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$48,300

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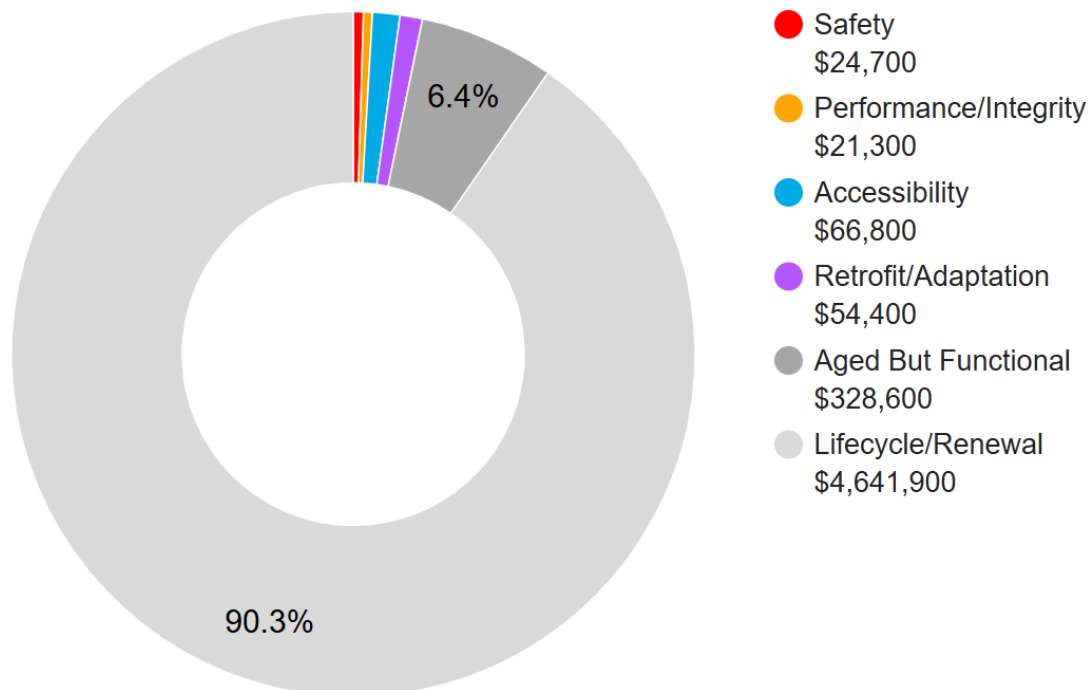
A facility-wide fire suppression system is not present in the 1970 original building but is included in the 2003 east wing addition. Installation should be considered to provide facility-wide coverage. - AssetCALC ID: 9230361

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$5,137,700

2. Elementary School Building



Elementary School Building: Systems Summary

Address	3336 Gold Mine Road, Brookeville, MD 20833	
GPS Coordinates	39.1653955, -77.0646939	
Constructed/Renovated	1970 / 2003	
Building Area	64,609 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Poor
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports, coated concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair
Elevators	None	--

Elementary School Building: Systems Summary

Plumbing	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, and air handler feeding hydronic unit ventilators, fan coil, and cabinet terminal units Non-Central System: Packaged units, PTAC units Supplemental components: Ductless split-system, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system in 2003 east wing addition and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, metal halide Exterior Building-Mounted Lighting: LED, HPS, incandescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the 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
Facade	\$4,600	-	\$108,600	\$76,100	\$428,800	\$618,200
Roofing	\$2,200	-	-	\$1,040,900	\$67,500	\$1,110,600
Interiors	-	-	\$62,900	\$591,500	\$684,500	\$1,338,900
Conveying	\$25,000	-	-	-	-	\$25,000
Plumbing	\$2,500	-	\$30,600	\$980,700	\$190,400	\$1,204,100
HVAC	-	\$55,700	\$154,000	\$115,300	\$1,726,100	\$2,051,100
Fire Protection	-	-	\$77,100	\$19,700	\$86,800	\$183,600
Electrical	-	\$130,000	\$97,100	\$50,700	\$788,000	\$1,065,700
Fire Alarm & Electronic Systems	-	-	\$236,300	\$359,500	\$207,100	\$802,900
Equipment & Furnishings	-	\$600	\$36,600	\$259,900	\$196,900	\$494,000
Site Development	\$2,400	-	-	\$1,900	-	\$4,300
Accessibility	\$40,800	-	-	-	-	\$40,800
TOTALS (3% inflation)	\$77,500	\$186,300	\$803,300	\$3,496,100	\$4,376,000	\$8,939,200

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

3. Site Summary



Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	108 total spaces all in open lots; 2 of which are accessible and 8 spaces for buses	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots and adjacent concrete sidewalks and curbs Concrete stairs lead to ball fields	Poor
Site Development	Building-mounted and Property entrance signage; metal and chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features, including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout, with a severe site slope on the south side of the school building	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Site Information		
Ancillary Structures	Storage shed	Fair
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$200	-	\$500	\$10,900	\$11,600
Special Construction & Demo	-	-	-	\$7,000	-	\$7,000
Site Development	\$800	\$5,700	\$135,000	\$133,700	\$118,900	\$394,100
Site Pavement	\$33,500	\$21,300	\$181,000	\$24,700	\$146,800	\$407,400
Site Utilities	-	-	-	\$30,100	-	\$30,100
Accessibility	\$1,000	-	-	-	-	\$1,000
TOTALS (3% inflation)	\$35,300	\$27,200	\$316,000	\$196,000	\$276,700	\$851,200

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

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	1970	No	Yes
Building	1970 / 2003	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Greenwood Elementary School, 3336 Gold Mine Road, Brookeville, MD 20833, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

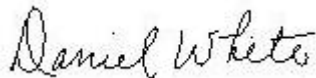
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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

Appendix A: Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - OVERVIEW OF ROOF



6 - COURTYARD

Photographic Overview



7 - LOBBY



8 - OFFICE



9 - CONFERENCE ROOM



10 - HEALTH ROOM



11 - FACULTY ROOM



12 - COMMERCIAL KITCHEN



Photographic Overview



13 - ALL PURPOSE ROOM (APR)



14 - STAGE



15 - GYMNASIUM



16 - TYPICAL HALLWAY



17 - MEDIA CENTER



18 - TYPICAL CLASSROOM

Photographic Overview



19 - MUSIC CLASSROOM



20 - ART CLASSROOM



21 - KINDERGARTEN CLASSROOM



22 - RESTROOM



23 - WATER HEATER



24 - BOILER ROOM

Photographic Overview



25 - CHILLER



26 - PACKAGED UNIT



27 - UNIT VENTILATOR



28 - SPRINKLER RISERS



29 - SWITCHBOARD



30 - GENERATOR

Photographic Overview



31 - FIRE ALARM PANEL



32 - MAIN PARKING AREA



33 - SECONDARY PARKING AREA



34 - PLAYGROUND



35 - OVERVIEW OF BASKETBALL COURTS





36 - OVERVIEW OF SPORTS FIELD

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-059.354	Greenwood Elementary School	
	Source	On-Site Date	
	Google Earth	April 14 and 15, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Greenwood Elementary School

Name of person completing form: Juan Hernandez

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 2002

Date Completed: 4/15/2025

Phone Number: 301.525.9024


Method of Completion: INTERVIEW - verbally completed during interview

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

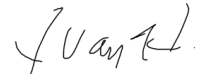
Data Overview		Response		
1	Year(s) constructed	Constructed 1970	Renovated	2003 east wing addition
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Interior ceiling tiles and lights replaced in 2021.		
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?		X			
8	Are there any wall, window, basement or roof leaks?	X				Reported roof leaking into Pre-K classroom 44 from roof drain.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				2003 addition
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Greenwood Elementary School

BV Project Number: 172559.25R000-059.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✕		
2	Have any ADA improvements been made to the property since original construction? Describe.	✕			2003 addition
3	Has building management reported any accessibility-based complaints or litigation?		✕		

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 ?		✗		
2	Does the required number of van-accessible designated spaces appear to be provided ?		✗		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



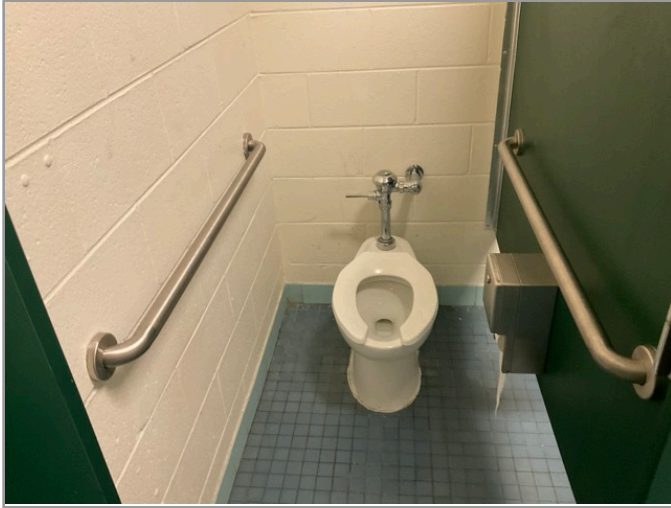
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAY AREAS



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Good	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	64,609 SF	25	9230392
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	64,609 SF	25	9230436
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	8,960 SF	10	9230368
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	4,480 SF	20	9230406
B2010	Building Exterior	Poor	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	140 SF	0	9230345
B2020	Building Exterior (original building)	Fair	Glazing, any type by SF	1,755 SF	4	9230387
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	12	9230443
B2020	Building Exterior (east wing addition)	Fair	Glazing, any type by SF	660 SF	10	9230400
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	7	9230439
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	7	9230475
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	13	18	9230471
B2050	Building Exterior	Fair	Exterior Door, Steel w/ Glazing, Commercial	25	15	9230357
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	4,250 SF	13	9230399
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	0	9230469
B3010	Roof	Fair	Roofing, Built-Up	60,359 SF	7	9230467
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	210 LF	13	9230427
B3060	Roof	Fair	Roof Hatch, Metal	1	7	9230449
B3060	Roof	Good	Roof Hatch, Metal	1	20	9230386
Interiors						
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	900 SF	10	9230311
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	6	20	9230466

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	8	7	9230339
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	10	20	9230291
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	20	18	9230313
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	30	15	9230366
C1030	Classrooms General (original building)	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	21	7	9230472
C1030	Gymnasium	Fair	Interior Door, Steel, w/ Extensive Glazing	2	18	9230446
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	57,409 SF	21	9230294
C1090	Restrooms	Good	Toilet Partitions, Metal	5	15	9230413
C1090	Gym office restroom	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	14	9230329
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	15	15	9230385
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	8	9230412
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	96,700 SF	7	9230477
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	1,800 SF	18	9230299
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	4	9230356
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,450 SF	30	9230444
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	26,000 SF	8	9283872
C2030	Gymnasium	Fair	Flooring, Wood, Sports	3,500 SF	15	9230324
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	26,000 SF	7	9230352
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,800 SF	4	9230461
C2030	Mechanical room areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,259 SF	4	9230301
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	18	9230342
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	3,500 SF	5	9273718
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	2,500 SF	7	9230429
Conveying						
D1010	ADA Stage	NA	Vertical Lift, Wheelchair, 5' Rise, Install	1	0	9230428

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	9230379
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	64,609 SF	10	9230382
D2010	Classrooms General (original building)	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	21	4	9230450
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	9230353
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	22	20	9230297
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	9230403
D2010	Gym office restroom	Good	Shower, Ceramic Tile	1	18	9230389
D2010	Restrooms	Good	Toilet, Commercial Water Closet	30	20	9230298
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	10	9230398
D2010	Classrooms General (east wing addition)	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	10	9230316
D2010	Restrooms	Good	Urinal, Standard	11	20	9230410
D2010	Boiler Room	Poor	Piping & Valves, Piping Copper, Domestic Water	50 LF	0	9230404
D2010	Faculty lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9230293
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (305 MBH)	1	14	9230448
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	3	9230320
HVAC						
D3020	Outdoor storage room 2 (64D)	Fair	Unit Heater, Hydronic	1	5	9230430
D3020	Mechanical Room 9	Fair	Unit Heater, Hydronic	1	5	9230455
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	10	9230447
D3020	Boiler Room	Good	Boiler, Gas, HVAC [Boiler 1]	1	23	9230391
D3020	Hallways & Common Areas	Fair	Cabinet Heater, Electric, 3 to 4 LF	13	10	9230468
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	32	9230419
D3020	Gym storage door 8	Fair	Unit Heater, Hydronic	1	5	9230292
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank	1	34	9230304

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Sprinkler room east wing addition	Fair	Unit Heater, Hydronic	1	5	9230480
D3020	Boiler Room	Good	Boiler, Gas, HVAC [Boiler 2]	1	23	9230409
D3020	Vestibule	Fair	Cabinet Heater, Electric, 3 to 4 LF	1	10	9230335
D3030	Classrooms General (east wing addition)	Fair	Unit Ventilator, approx/nominal 3 Ton	9	3	9230359
D3030	Media center	Fair	Unit Ventilator, approx/nominal 3 Ton	1	12	9230344
D3030	Commercial Kitchen	Fair	Unit Ventilator, approx/nominal 3 Ton	1	12	9230310
D3030	Roof	Fair	Chiller, Air-Cooled [Chiller 1]	1	17	9230459
D3030	Office Areas	Fair	Packaged Terminal Air Conditioner, PTAC	6	8	9230416
D3030	Classrooms General (original building)	Fair	Unit Ventilator, approx/nominal 3 Ton	21	12	9230424
D3030	Building Exterior	Fair	Split System Ductless, Single Zone [AC-1]	1	7	9230390
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-2]	1	12	9230325
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Pump 4]	1	7	9230334
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	64,609 SF	15	9230434
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	42,000 SF	15	9230451
D3050	Mechanical Room 9	Fair	Air Handler, Interior AHU, Easy/Moderate Access [HV-1]	1	3	9230315
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9230346
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, & Chilled Water [Pump 1]	1	17	9230395
D3050	Faculty lounge	Fair	Fan Coil Unit, Hydronic Terminal	2	13	9230371
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-4]	1	12	9230336
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-1]	1	12	9230383
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, & Chilled Water [Pump 2]	1	17	9230437
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	2	9230373
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	8	9230483
D3050	Roof	Good	HVAC System, Ductwork, Low Density	7,500 SF	22	9230482
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Pump 3]	1	7	9230358

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [D0AS-3]	1	12	9230440
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	12	9230318
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	12	9230330
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [2 / 3L370]	1	5	9230328
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-6]	1	17	9230303
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [GRV1]	1	5	9230456
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [Fan 3]	1	5	9230408
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	17	9230463
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [GRV2]	1	5	9230351
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-19]	1	17	9230327
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [GRV3]	1	5	9230478
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-23]	1	17	9230397
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [Fan 4]	1	5	9230411
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	17	9230375
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [Fan 2]	1	5	9230367
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter [Fan 6]	1	5	9230343
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	9230432
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	5	9230377
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [Fan 5]	1	5	9230314
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PR8-CEF]	1	5	9230452
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-14]	1	17	9230332
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [Fan 1]	1	5	9230307
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-13]	1	17	9230384
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper [EF-15]	1	17	9230308
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper [EF-4]	1	17	9230388

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PR8-CEF]	1	5	9230350
Fire Protection						
D4010	Throughout original building	NA	Fire Suppression System, Existing Sprinkler Heads, by SF, Install	45,186 SF	4	9230361
D4010	Sprinkler room east wing addition	Fair	Backflow Preventer, Fire Suppression	1	8	9230312
D4010	Throughout east wing addition	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	19,423 SF	3	9230309
D4010	Sprinkler room east wing addition	Fair	Supplemental Components, Fire Riser, Wet [Wet zone B]	1	18	9230441
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	8	9230465
D4010	Sprinkler room east wing addition	Fair	Supplemental Components, Fire Riser, Wet [Wet zone A]	1	18	9230380
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	7	9230454
D4010	Sprinkler room east wing addition	Fair	Supplemental Components, Fire Riser, Wet [Wet zone C]	1	18	9230479
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS [Stand-By ATS-2]	1	5	9230338
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS [Stand-By ATS-1]	1	5	9230433
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1	5	9230319
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V [BR]	1	2	9230337
D5020	Boiler Room	Fair	Switchboard, 120/208 V [Main]	1	2	9230300
D5020	Boiler Room	Good	Distribution Panel, 120/208 V [M1]	1	22	9230321
D5020	Boiler Room	Fair	Distribution Panel, 120/208 V [Stand-By PNL M]	1	8	9230421
D5020	Electrical Closet 53	Fair	Distribution Panel, 120/208 V [MDP]	1	8	9230378
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD for Pump 4]	1	12	9230374
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	64,609 SF	18	9230422
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD for Pump 3]	1	12	9230442
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD for Pump 2]	1	12	9230369
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD for Pump 1]	1	12	9230376
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	18	8	9230401

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	16	5	9230340
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	5	4	9230481
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	64,609 SF	16	9230347
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	5	15	9230331
Fire Alarm & Electronic Systems						
D6060	Main office area	Fair	Intercom/Public Address Component, Master Station	1	8	9230402
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	64,609 SF	10	9230420
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	64,609 SF	11	9230360
D7050	Storage room / fire alarm control room	Fair	Fire Alarm Panel, Fully Addressable	1	3	9230363
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	64,609 SF	4	9230370
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	3	9230453
D8010	Boiler Room	Fair	BAS/HVAC Controls, DDC Control Panel	1	8	9230417
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	64,609 SF	8	9230355
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	9230365
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Griddle	1	3	9230372
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9230348
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	5	9230445
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	6	9230462
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	7	9230426
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9230473
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator , Chest	1	6	9230414
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9230322
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9230431
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	9230474

Component Condition Report | Greenwood Elementary School / Greenwood Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	9230393
E1040	Classroom Art	Fair	Ceramics Equipment, Kiln	1	4	9230317
E1040	Classroom Art	Fair	Ceramics Equipment, Kiln	1	4	9230302
E1060	Pre-K classroom 44	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9230423
E1060	Faculty lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	9230349
E1060	Faculty lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	9230362
E1060	Pre-K classroom 46	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9230457
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	8	9230464
E2010	Classrooms General (east wing addition)	Good	Casework, Cabinetry, Standard	90 LF	13	9230341
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	20	7	9230296
E2010	Faculty lounge	Fair	Casework, Cabinetry, Standard	10 LF	6	9230295
E2010	Classrooms General (original building)	Fair	Casework, Cabinetry, Standard	210 LF	7	9230305
Sitework						
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	8	9230418
G2080	Roof	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	2	0	9230435
Accessibility						
Y1030	ADA Doors	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	40	0	9230470
Y1050	ADA Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	6	0	9230476
Y1050	ADA Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	6	0	9230425
Y1060	ADA Staff lounge	NA	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9280070

Component Condition Report | Greenwood Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site General	Fair	Stairs, Concrete, Exterior	100 SF	20	9277782

Component Condition Report | Greenwood Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B1080	Site General	Fair	Stair Rails, Metal, Refinish	60 LF	2	9231321
B1080	Site General	Good	Stair Rails, Metal, Refinish	140 LF	8	9277781
B1080	Site General	Good	Stairs, Concrete, Exterior	400 SF	28	9231336
Special Construction & Demo						
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	10	9231340
F1020	Site courtyard	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	40 SF	7	9231338
Pedestrian Plazas & Walkways						
G2020	Site ADA Parking Areas	Failed	Parking Lots, Wheel Stops, Concrete, Replace/Install	6	0	9231352
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	44,620 SF	5	9231330
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	44,620 SF	2	9231332
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,600 SF	0	9231337
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	5,230 SF	20	9231350
G2030	Site General	Poor	Sidewalk, Concrete, Large Areas	2,575 SF	0	9231334
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	8	9231341
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	9	9231342
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	12,000 SF	8	9231348
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	9231325
G2050	Site Field 2	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9231329
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Poured-in-Place	4,400 SF	5	9231331
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	15	9231328
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	12,000 SF	2	9231354
G2050	Site Field 1	Fair	Sports Apparatus, Player Benches, 12' Length	4	8	9231349
G2050	Site Field 1	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9231322
G2050	Site Field 2	Fair	Sports Apparatus, Player Benches, 12' Length	4	8	9231324

Component Condition Report | Greenwood Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site General	Poor	Retaining Wall, Concrete Cast-in-Place, Repair	25 SF	0	9231327
G2060	Site General	Good	Park Bench, Metal Powder-Coated	2	17	9231355
G2060	Site Field 1	Fair	Fences & Gates, Fence, Chain Link 6'	100 LF	20	9231326
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	640 LF	15	9231346
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	3	4	9231356
G2060	Site General	Fair	Retaining Wall, Concrete Cast-in-Place	375 SF	28	9231323
G2060	Site Field 2	Fair	Fences & Gates, Fence, Chain Link 6'	100 LF	20	9231351
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	9231343
G2060	Site General	Fair	Fences & Gates, Fence, any Painted Surface, Prep & Paint	500 SF	6	9231353
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	3	6	9231344
G2060	Site General	Fair	Flagpole, Metal	1	15	9231345
G2060	Site General	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	9231333
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	8	15	9231347
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	6	9231339
Accessibility						
Y1010	ADA Site Parking Areas	NA	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	1	0	9230323

Appendix F: Replacement Reserves

Replacement Reserves Report



5/7/2025

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Commercial Kitchen	9230462	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	9	6	1	EA	\$4,700.00	\$4,700							\$4,700															\$4,700
E1030	Commercial Kitchen	9230474	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	\$4,500.00	\$4,500								\$4,500														\$4,500
E1030	Commercial Kitchen	9230348	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Commercial Kitchen	9230365	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100														\$5,100
E1030	Commercial Kitchen	9230473	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600														\$4,600
E1030	Commercial Kitchen	9230426	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	8	7	1	EA	\$5,100.00	\$5,100								\$5,100														\$5,100
E1030	Commercial Kitchen	9230431	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500
E1040	Classroom Art	9230302	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																	\$3,200
E1040	Classroom Art	9230317	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																	\$3,200
E1040	Hallways & Common Areas	9230393	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	2	EA	\$1,500.00	\$3,000								\$3,000										\$3,000				\$6,000
E1060	Faculty lounge	9230349	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	\$600.00	\$600			\$600															\$600				\$1,200
E1060	Faculty lounge	9230362	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	9	6	1	EA	\$600.00	\$600							\$600															\$600
E1060	Pre-K classroom 44	9230423	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	\$600.00	\$600												\$600										\$600
E1060	Pre-K classroom 46	9230457	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	\$600.00	\$600												\$600										\$600
E1070	Gymnasium	9230464	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	22	8	6	EA	\$7,830.00	\$46,980									\$46,980													\$46,980
E2010	Faculty lounge	9230295	Casework, Cabinetry, Standard, Replace	20	14	6	10	LF	\$300.00	\$3,000							\$3,000															\$3,000
E2010	Classrooms General (original building)	9230305	Casework, Cabinetry, Standard, Replace	20	13	7	210	LF	\$300.00	\$63,000								\$63,000														\$63,000
E2010	Classrooms General (east wing addition)	9230341	Casework, Cabinetry, Standard, Replace	20	7	13	90	LF	\$300.00	\$27,000														\$27,000								\$27,000
E2010	Classrooms General	9230296	Smart Board, Interactive Digital White Board, Replace	10	3	7	20	EA	\$3,162.00	\$63,240								\$63,240										\$63,240				\$126,480
G2060	Building Exterior	9230418	Signage, Property, Building or Pole-Mounted, Replace/Install	20	12	8	1	EA	\$1,500.00	\$1,500									\$1,500													\$1,500
G2080	Roof	9230435	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	2	EA	\$1,216.00	\$2,432	\$2,432																					\$2,432
Y1030	ADA Doors	9230470	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	40	EA	\$300.00	\$12,000	\$12,000																					\$12,000
Y1050	ADA Restrooms	9230476	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	0	0	0	6	EA	\$1,500.00	\$9,000	\$9,000																					\$9,000
Y1050	ADA Restrooms	9230425	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0	0	0	6	EA	\$800.00	\$4,800	\$4,800																					\$4,800
Y1060	ADA Staff lounge	9280070	ADA Kitchen Area, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
Totals, Unescalated											\$77,527	\$0	\$175,600	\$151,563	\$408,090	\$153,880	\$10,100	\$1,352,916	\$436,503	\$0	\$942,889	\$130,418	\$391,600	\$74,730	\$51,789	\$731,325	\$290,741	\$485,690	\$398,883	\$0	\$200,060	\$6,464,302
Totals, Escalated (3.0% inflation, compounded annually)											\$77,527	\$0	\$186,294	\$165,617	\$459,308	\$178,389	\$12,060	\$1,663,916	\$552,948	\$0	\$1,267,165	\$180,529	\$558,328	\$109,744	\$78,335	\$1,139,381	\$466,553	\$802,772	\$679,071	\$0	\$361,331	\$8,939,266

Greenwood Elementary School / Site

Unifor	mat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080		Site General	9277782	Stairs, Concrete, Exterior, Replace		50	30	20	100	SF	\$55.00	\$5,500																				\$5,500	\$5,500	
B1080		Site General	9231321	Stair Rails, Metal, Refinish		10	8	2	60	LF	\$3.00	\$180			\$180									\$180									\$360	
B1080		Site General	9277781	Stair Rails, Metal, Refinish		10	2	8	140	LF	\$3.00	\$420								\$420										\$420			\$840	
F1020		Site courtyard	9231338	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace		35	28	7	40	SF	\$60.00	\$2,400							\$2,400														\$2,400	
F1020		Site General	9231340	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace		35	25	10	50	SF	\$60.00	\$3,000									\$3,000												\$3,000	
G2020		Site Parking Areas	9231337	Parking Lots, Pavement, Asphalt, Cut & Patch		0	0	0	1600	SF	\$5.50	\$8,800	\$8,800																				\$8,800	
G2020		Site Parking Areas	9231332	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	3	2	44620	SF	\$0.45	\$20,079			\$20,079					\$20,079					\$20,079					\$20,079				\$80,316
G2020		Site Parking Areas	9231330	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	20	5	44620	SF	\$3.50	\$156,170						\$156,170																\$156,170
G2020		Site ADA Parking Areas	9231352	Parking Lots, Wheel Stops, Concrete, Replace/Install		25	25	0	6	EA	\$260.00	\$1,560	\$1,560																					\$1,560
G2030		Site General	9231334	Sidewalk, Concrete, Large Areas, Replace		50	50	0	2575	SF	\$9.00	\$23,175	\$23,175																					\$23,175
G2030		Site General	9231350	Sidewalk, Concrete, Large Areas, Replace		50	30	20	5230	SF	\$9.00	\$47,070																				\$47,070		\$47,070
G2050		Site Sports Courts	9231354	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe		5	3	2	12000	SF	\$0.45	\$5,400			\$5,400					\$5,400					\$5,400					\$5,400				\$21,600
G2050		Site Sports Court	9231341	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	17	8	4	EA	\$4,750.00	\$19,000								\$19,000														\$19,000
G2050		Site Sports Courts	9231348	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay		25	17	8	12000	SF	\$3.50	\$42,000								\$42,000														\$42,000
G2050		Site Field 1	9231349	Sports Apparatus, Player Benches, 12' Length, Replace		15	7	8	4	EA	\$450.00	\$1,800								\$1,800														\$1,800
G2050		Site Field 2	9231324	Sports Apparatus, Player Benches, 12' Length, Replace		15	7	8	4	EA	\$450.00	\$1,800								\$1,800														\$1,800
G2050		Site Field 2	9231329	Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000
G2050		Site Field 1	9231322	Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000
G2050		Site Playground Areas	9231331	Playground Surfaces, Rubber, Poured-in-Place, Replace		20	15	5	4400	SF	\$26.00	\$114,400						\$114,400																\$114,400
G2050		Site Playground Areas	9231325	Play Structure, Multipurpose, Small, Replace		20	12	8	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000
G2050		Site Playground Areas	9231342	Play Structure, Multipurpose, Small, Replace		20	11	9	1	EA	\$10,000.00	\$10,000									\$10,000													\$10,000
G2050		Site Playground Areas	9231328	Play Structure, Multipurpose, Large, Replace		20	5	15	1	EA	\$35,000.00	\$35,000																	\$35,000					\$35,000

Replacement Reserves Report



5/7/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2060	Site General	9231356	Park Bench, Metal Powder-Coated, Replace	20	16	4	3	EA	\$700.00	\$2,100					\$2,100																	\$2,100
G2060	Site General	9231353	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	4	6	500	SF	\$3.00	\$1,500							\$1,500										\$1,500					\$3,000
G2060	Site General	9231344	Picnic Table, Metal Powder-Coated, Replace	20	14	6	3	EA	\$700.00	\$2,100							\$2,100															\$2,100
G2060	Site General	9231346	Fences & Gates, Fence, Chain Link 4', Replace	40	25	15	640	LF	\$18.00	\$11,520																\$11,520						\$11,520
G2060	Site General	9231347	Picnic Table, Metal Powder-Coated, Replace	20	5	15	8	EA	\$700.00	\$5,600																	\$5,600					\$5,600
G2060	Site General	9231355	Park Bench, Metal Powder-Coated, Replace	20	3	17	2	EA	\$700.00	\$1,400																		\$1,400				\$1,400
G2060	Site General	9231333	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	\$2,800.00	\$2,800																				\$2,800		\$2,800
G2060	Site Field 1	9231326	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	100	LF	\$21.00	\$2,100																					\$2,100	\$2,100
G2060	Site Field 2	9231351	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	100	LF	\$21.00	\$2,100																					\$2,100	\$2,100
G2060	Site General	9231343	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500							\$1,500															\$1,500
G2060	Site General	9231345	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500
G2060	Site General	9231327	Retaining Wall, Concrete Cast-in-Place, Repair	0	0	0	25	SF	\$30.00	\$750	\$750																					\$750
G4050	Site Parking Areas	9231339	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	6	EA	\$4,200.00	\$25,200							\$25,200															\$25,200
Y1010	ADA Site Parking Areas	9230323	ADA Parking, Designated Stall, Pavement Markings & Signage, Install	0	0	0	1	EA	\$1,000.00	\$1,000	\$1,000																					\$1,000
Totals, Unescalated											\$35,285	\$0	\$25,659	\$0	\$2,100	\$270,570	\$30,300	\$27,879	\$75,020	\$10,000	\$13,000	\$0	\$25,659	\$0	\$0	\$54,620	\$1,500	\$26,879	\$420	\$2,800	\$56,770	\$658,461
Totals, Escalated (3.0% inflation, compounded annually)											\$35,285	\$0	\$27,222	\$0	\$2,364	\$313,665	\$36,180	\$34,288	\$95,033	\$13,048	\$17,471	\$0	\$36,584	\$0	\$0	\$85,096	\$2,407	\$44,427	\$715	\$4,910	\$102,533	\$851,226

* 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	9230428	D1010	Vertical Lift	Wheelchair, 5' Rise		Greenwood Elementary School / Greenwood Elementary School	ADA Stage						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9230448	D2010	Water Heater	Gas, Commercial (305 MBH)	65 GAL	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	A. O. Smith	BTR-305A 118	1942116733112	2019		
2	9230320	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Zurn	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9230391	D3020	Boiler [Boiler 1]	Gas, HVAC	2000 MBH	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Advanced Thermal Hydronics	KN-20	61745668	2018		
2	9230409	D3020	Boiler [Boiler 2]	Gas, HVAC	2000 MBH	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Advanced Thermal Hydronics	KN-20	61745669	2018		
3	9230468	D3020	Cabinet Heater	Electric, 3 to 4 LF		Greenwood Elementary School / Greenwood Elementary School	Hallways & Common Areas						13
4	9230335	D3020	Cabinet Heater	Electric, 3 to 4 LF		Greenwood Elementary School / Greenwood Elementary School	Vestibule						
5	9230430	D3020	Unit Heater	Hydronic	35 MBH	Greenwood Elementary School / Greenwood Elementary School	Outdoor storage room 2 (64D)	Trane	Inaccessible	Inaccessible	2003		
6	9230455	D3020	Unit Heater	Hydronic	35 MBH	Greenwood Elementary School / Greenwood Elementary School	Mechanical Room 9	Trane	Inaccessible	Inaccessible	2003		
7	9230292	D3020	Unit Heater	Hydronic	35 MBH	Greenwood Elementary School / Greenwood Elementary School	Gym storage door 8	Trane	Inaccessible	Inaccessible	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9230480	D3020	Unit Heater	Hydronic	35 MBH	Greenwood Elementary School / Greenwood Elementary School	Sprinkler room east wing addition	Trane	Inaccessible	Inaccessible	2003		
9	9230419	D3020	Boiler Supplemental Components	Expansion Tank	65 GAL	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Wessels Company	CRN L8309.5C	2017	2017		
10	9230304	D3020	Boiler Supplemental Components	Expansion Tank	65 GAL	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Wessels Company	NAL-200 / CRN K1809.1C	2019	2019		
11	9230459	D3030	Chiller [Chiller 1]	Air-Cooled	162 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	Daikin Industries	No dataplate	No dataplate	2017		
12	9230416	D3030	Packaged Terminal Air Conditioner	PTAC	1 TON	Greenwood Elementary School / Greenwood Elementary School	Office Areas	Trane	No dataplate	No dataplate			6
13	9230390	D3030	Split System Ductless [AC-1]	Single Zone	.75 TON	Greenwood Elementary School / Greenwood Elementary School	Building Exterior	Daikin Industries	RXS09LVJU	E009813	2017		
14	9230359	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Greenwood Elementary School / Greenwood Elementary School	Classrooms General (east wing addition)	Trane	VUVC1251H0AEA0001141AA1000012100	2003	2003		9

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9230344	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Greenwood Elementary School / Greenwood Elementary School	Media center	Daikin	U.AVS.6.H15.A.2.00.R.23.AL.24.G.I	APR/2017	2017		
16	9230310	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Daikin	Inaccessible	Inaccessible	2017		
17	9230424	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Greenwood Elementary School / Greenwood Elementary School	Classrooms General (original building)	Daikin	U.AVS.6.H13.A.2.00.R.93.AL.24.G.I	MAY/2017	2017		21
18	9230395	D3050	Pump [Pump 1]	Distribution, HVAC Heating Water, & Chilled Water	15 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Grundfos	Inaccessible	Inaccessible	2017		
19	9230437	D3050	Pump [Pump 2]	Distribution, HVAC Heating Water, & Chilled Water	15 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Grundfos	Inaccessible	Inaccessible	2017		
20	9230358	D3050	Pump [Pump 3]	Distribution, HVAC Chilled or Condenser Water	3 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Grundfos	Inaccessible	Inaccessible	2017		
21	9230334	D3050	Pump [Pump 4]	Distribution, HVAC Chilled or Condenser Water	3 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Grundfos	Inaccessible	Inaccessible	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	9230315	D3050	Air Handler [HV-1]	Interior AHU, Easy/Moderate Access	2500 CFM	Greenwood Elementary School / Greenwood Elementary School	Mechanical Room 9	Trane	MCCB003UA0A0UB	K03D46057	2003		
23	9230371	D3050		Hydronic Terminal	400 CFM	Greenwood Elementary School / Greenwood Elementary School	Faculty lounge	Daikin			2018		2
24	9230346	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	Trane	TSC036A3R0A0XF2B10000000	315101310L	2003		
25	9230373	D3050	Packaged Unit	RTU, Roof-Mounted	25 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	Heatex	Illegible	Illegible	2003		
26	9230440	D3050	Packaged Unit [D0AS-3]	RTU, Pad or Roof-Mounted	20 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RN-020-8-0-EA09-EHN	201705-BNWP05728	2017		
27	9230383	D3050	Packaged Unit [DOAS-1]	RTU, Pad or Roof-Mounted	15 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RN-015-8-0-EB09-EJM	201706-ANWL05725	2017		
28	9230325	D3050	Packaged Unit [DOAS-2]	RTU, Pad or Roof-Mounted	15 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RN-015-8-0-EB09-EJL	201706-ANWL05726	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	9230336	D3050	Packaged Unit [DOAS-4]	RTU, Pad or Roof-Mounted	15 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RN-015-8-0-EA09-EHN	201706-ANWL05727	2017		
30	9230330	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RQ-005-8-V-EA09-000	201705-AYCE03100	2017		
31	9230318	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	5 TON	Greenwood Elementary School / Greenwood Elementary School	Roof	AAON, Inc.	RQ-005-8-V-EA09-000	201706-AYCE03101	2017		
32	9230432	D3060	Exhaust Fan	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	8 PR	105S7329540100080020304	2003		
33	9230377	D3060	Exhaust Fan	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	Illegible	Illegible	2003		
34	9230328	D3060	Exhaust Fan [2 / 3L370]	Centrifugal, 16" Damper	1500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	No dataplate	No dataplate	No dataplate	2003		
35	9230375	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	700 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-123-B-X	15046819 17F	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	9230384	D3060	Exhaust Fan [EF-13]	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-090-D-X	15046835 17F	2017		
37	9230332	D3060	Exhaust Fan [EF-14]	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-095-G-X	15046836 17F	2017		
38	9230308	D3060	Exhaust Fan [EF-15]	Centrifugal, 16" Damper	2000 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	CUE-121-V6-4-X	15046837 17F	2017		
39	9230327	D3060	Exhaust Fan [EF-19]	Centrifugal, 12" Damper	400 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-095-D-X	15046838 17F	2017		
40	9230463	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-090-D-X	15046829 17F	2017		
41	9230397	D3060	Exhaust Fan [EF-23]	Centrifugal, 12" Damper	800 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-133-B-X	15046839 17F	2017		
42	9230388	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper	400 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-095-G-X	15046832 17F	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	9230303	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper	400 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Greenheck	G-095-D-X	15046834 17F	2017		
44	9230307	D3060	Exhaust Fan [Fan 1]	Centrifugal, 12" Damper	900 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	70C3B	105S7329540100007010403	2003		
45	9230367	D3060	Exhaust Fan [Fan 2]	Centrifugal, 12" Damper	900 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	70C3B	105S7329540100007020403	2003		
46	9230411	D3060	Exhaust Fan [Fan 4]	Centrifugal, 24" Damper	2500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	270C5B	105S7329540100033010403	2003		
47	9230314	D3060	Exhaust Fan [Fan 5]	Centrifugal, 24" Damper	2500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	270C5B	105S7329540100033020403	2003		
48	9230456	D3060	Exhaust Fan [GRV1]	Centrifugal, 24" Damper	2500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	30 PR	105S7329540100060010403	2003		
49	9230351	D3060	Exhaust Fan [GRV2]	Centrifugal, 24" Damper	2500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	30PR	105S7329540100060020403	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	9230478	D3060	Exhaust Fan [GRV3]	Centrifugal, 12" Damper	500 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	20 PR	105S7329540100070010403	2003		
51	9230452	D3060	Exhaust Fan [PR8-CEF]	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	8 PR	105S7329540100080010403	2003		
52	9230350	D3060	Exhaust Fan [PR8-CEF]	Centrifugal, 12" Damper	350 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	8 PR	105S7329540100080030403	2003		
53	9230408	D3060	Fan [Fan 3]	Centrifugal, 16" Diameter	1200 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	135C4B	105S7329540100020010403	2003		
54	9230343	D3060	Fan [Fan 6]	Centrifugal, 16" Diameter	1200 CFM	Greenwood Elementary School / Greenwood Elementary School	Roof	Loren Cook Company	135C3B	105S7329540100046010403	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9230312	D4010	Backflow Preventer	Fire Suppression	6 IN	Greenwood Elementary School / Greenwood Elementary School	Sprinkler room east wing addition	Watts Regulator	774	105298 1002	2003		
2	9230454	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Ansul	R-102	R401907			10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9230319	D5010	Generator	Gas or Gasoline	80 KW	Greenwood Elementary School / Greenwood Elementary School	Building Exterior	Balbor Generators	10.95080-G32	P0508010007	2005		
2	9230433	D5010	Automatic Transfer Switch [Stand-By ATS-1]	ATS	100 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	GE Zenith Controls	MX150	NA	2005		
3	9230338	D5010	Automatic Transfer Switch [Stand-By ATS-2]	ATS	100 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	GE Zenith Controls	MX150	NA	2005		
4	9230300	D5020	Switchboard [Main]	120/208 V	2000 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Cutler-Hammer	HFSN 4220SPEC	5AF370380 IT.A	1970		
5	9230337	D5020	Distribution Panel [BR]	120/208 V	225 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Cutler-Hammer	HAIB	5AF370380	1970		
6	9230321	D5020	Distribution Panel [M1]	120/208 V	600 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Square D	HCM	44400394570010001	2017		
7	9230378	D5020	Distribution Panel [MDP]	120/208 V	600 AMP	Greenwood Elementary School / Greenwood Elementary School	Electrical Closet 53	Cutler-Hammer	PRL-3A	02-21-2003	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9230421	D5020	Distribution Panel [Stand-By PNL M]	120/208 V	400 AMP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	Cutler-Hammer	PRL1A	02-21-2003	2003		
9	9230376	D5030	Variable Frequency Drive [VFD for Pump 1]	VFD, by HP of Motor	15 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	ABB	ACH550-VCR-046A-2	2172804733	2017		
10	9230369	D5030	Variable Frequency Drive [VFD for Pump 2]	VFD, by HP of Motor	15 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	ABB	ACH550-VCR-046A-2	2172804755	2017		
11	9230442	D5030	Variable Frequency Drive [VFD for Pump 3]	VFD, by HP of Motor	3 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	ABB	ACH550-VCR-012A-2	2172804776	2017		
12	9230374	D5030	Variable Frequency Drive [VFD for Pump 4]	VFD, by HP of Motor	3 HP	Greenwood Elementary School / Greenwood Elementary School	Boiler Room	ABB	ACH550-VCR-012A-2	2172804796	2017		
13	9230401	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	250 WATT	Greenwood Elementary School / Greenwood Elementary School	Gymnasium						18

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	9230402	D6060	Intercom/Public Address Component	Master Station		Greenwood Elementary School / Greenwood Elementary School	Main office area						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9230363	D7050	Fire Alarm Panel	Fully Addressable		Greenwood Elementary School / Greenwood Elementary School	Storage room / fire alarm control room	Fire-Lite Alarms, Inc.	MS-9600LS	8/28/2009	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	9230417	D8010	BAS/HVAC Controls	DDC Control Panel		Greenwood Elementary School / Greenwood Elementary School	Boiler Room				2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9230431	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen						
2	9230322	E1030	Foodservice Equipment	Convection Oven, Double		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Blodgett	DFG-200	072318EA014A			
3	9230474	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen						
4	9230365	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Continental Refrigerator	2F-SS	14999222			
5	9230426	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	True Manufacturing Co	TS-49F-HC	8916687			
6	9230372	E1030	Foodservice Equipment	Griddle		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Vulcan	860				
7	9230462	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Delfield	KCFT-60	1106150001306			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9230414	E1030	Foodservice Equipment	Refrigerator , Chest		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Beverage-Air Corporation	STF58-1W	29308.23103			
9	9230348	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	True Manufacturing Co	TS-49-HC	8877947			
10	9230473	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Beverage-Air Corporation	PR48-1AS	6829639			
11	9230445	E1030	Foodservice Equipment	Steamer, Freestanding		Greenwood Elementary School / Greenwood Elementary School	Commercial Kitchen	Delfield	MARK7 KC-74-NU-12A	1106150001305			
12	9230317	E1040	Ceramics Equipment	Kiln		Greenwood Elementary School / Greenwood Elementary School	Classroom Art	Paragon	SNF823	331667	2009		
13	9230302	E1040	Ceramics Equipment	Kiln		Greenwood Elementary School / Greenwood Elementary School	Classroom Art	Paragon	TNF823	396164	2009		
14	9230393	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Greenwood Elementary School / Greenwood Elementary School	Hallways & Common Areas						2