



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Harmony Hills Elementary School
13407 Lydia Street
Silver Spring, MD 20906

PREPARED BY:

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	13407 Lydia Street, Silver Spring, MD 20906
Site Developed	1957, Renovated 1999
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 8-10, 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
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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 Harmony Hills Elementary School history dates back to 1957. The school's 1999 renovation was a comprehensive infrastructure upgrade. The project involved extensive replacements of critical building systems, including mechanical, electrical, plumbing, and fire protection systems. Additionally, both interior and exterior finishes were renewed, modernizing the school's physical environment to better support educational needs. A major addition was completed in 2013 adding more classroom space. More recently, the campus has added modular buildings to accommodate a growing student population.

Architectural

The masonry structure has a brick and CMU façade with flat roofs, protected by built-up roofing systems. Originally, the building seems to have had good characteristics with large windows and good use of materials to accentuate details. The condition of the building's exterior envelope appears to be without noticeable defect and systems are functioning as intended. The building's interiors have a clean and crisp appearance without signs of any deferred maintenance. Interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted sheetrock and CMU walls. However, the application of distinctive architectural elements and finishes, along with attentive maintenance, has created an atmosphere conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main components of the building's central HVAC system are a chiller, located behind a screen wall near the school's kitchen, and boilers and pumps in the main mechanical room. These pumps along with a 2-pipe hydronic system supply unit ventilators and fan coil units. Air handlers are located on the roof, as well as water source heat pumps and ductless split systems. Wall-mounted heat pumps serve the modular classrooms. It should be noted that, at the time of this assessment, the school was in the middle of a system-wide overhaul of their HVAC system. Numerous components had only recently been installed, while preparations for other installations were being made. These improvements, once completed, should ensure reliable climate control and minimal HVAC maintenance concerns for the foreseeable future.

The school's electrical power is provided by the local utility company, as is natural gas. Electrical supply runs through copper wiring and is managed by a main switchboard. Most of the school's electrical components date from the building's renovation and are approaching the end of their useful lives. Supplemental solar panels on the roof and an inverter at the rear of the building are operating as intended. An aged but functional natural gas-powered generator coupled with an automatic transfer switch provides emergency backup power for the building. Most of the building's lighting is fluorescent, while some areas have been upgraded to LED. Further LED upgrades should be planned to increase light levels in deficient areas. The campus is connected to municipal water and sewer systems, and water supply appears to be through copper piping. No galvanized lines were noted or observed at the time of the assessment. Due to the age of the school, waste and venting should be assumed to be through a mixture of PVC and cast iron. The building's fire detection and notification systems are monitored via a central alarm panel and emergency exit signage is provided throughout the building. Building-wide fire suppression is present with regular inspections, testing and maintenance addressed as per schedule.

Site

Harmony Hills Elementary School presents a welcoming campus environment with carefully designed access and landscaping features. Upon arrival, visitors are greeted by monument signage, with primary access via an asphalt driveway leading down the right side of the building to a main parking lot and drop-off area. The parking area is heavily landscaped and encircled by concrete curbing, while concrete sidewalks allow access to several building entrances. A secondary driveway creates a loop in front of the school and furnishes an area for bus parking. Kitchen and utility access is well arranged on the left side of the school. The parking areas are illuminated by pole-mounted LED and HPS lighting. Moderate slopes, present at site perimeters, are managed by CMU and concrete retaining walls. An interior courtyard offers a secluded space, well landscaped, with a small amphitheater, conducive to class meetings or student gatherings. To the rear of the school are recreational spaces, including a baseball field, basketball courts, and playgrounds, all secured within chain link fencing. Site furnishings, including park benches, picnic tables, and trash receptacles are arranged in a comfortable setting. On the left side of the main building, transition to the modular classrooms is protected by covered walkways and storage sheds are present to address site utility needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.567071.

Immediate Needs

Facility/Building	Total Items	Total Cost
Harmony Hills Elementary School / Site	1	\$3,000
Total	1	\$3,000

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9893451	Site General	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Failed	Safety	\$3,000
Total (1 items)						\$3,000



Key Findings



Sidewalk in Failed condition.

any pavement type, Sectional Repairs (per Man-Day)
 Site Harmony Hills Elementary School Site
 General

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

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$3,000

\$\$\$\$

Remove and replace 7 damaged and/or dislodged ADA ramp pads - AssetCALC ID: 9893451



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
 Main Building Harmony Hills Elementary School
 Roof

Uniformat Code: B2010
 Recommendation: **Prep & Paint in 2026**

Priority Score: **89.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$900

\$\$\$\$

Faded and stained paint. - AssetCALC ID: 9960242



Drinking Fountain in Poor condition.

Wall-Mounted, Bi-Level
 Main Building Harmony Hills Elementary School
 Throughout Building

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

Priority Score: **83.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Aged, rusted, inoperable - AssetCALC ID: 9893569



Fences & Gates in Poor condition.

Fence, any Painted Surface
 Site Harmony Hills Elementary School Site
 General

Uniformat Code: G2060
 Recommendation: **Prep & Paint in 2026**

Priority Score: **81.7**

Plan Type:
 Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

Paint worn and faded - AssetCALC ID: 9893414



ADA Kitchen & Laundry Areas

Priority Score: **63.8**

Sink/Counter/Maneuverability, Minor Reconfiguration
Main Building Harmony Hills Elementary School Employee kitchen

Plan Type: Accessibility

Cost Estimate: \$2,000

\$\$\$\$

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

Accessible clearance not provided at sink - AssetCALC ID: 10094483



Playfield Surfaces

Priority Score: **55.6**

Rubber, Poured-in-Place
Site Harmony Hills Elementary School Site
Playground Areas

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$124,800

\$\$\$\$

Uniformat Code: G2050
Recommendation: **Replace in 2029**

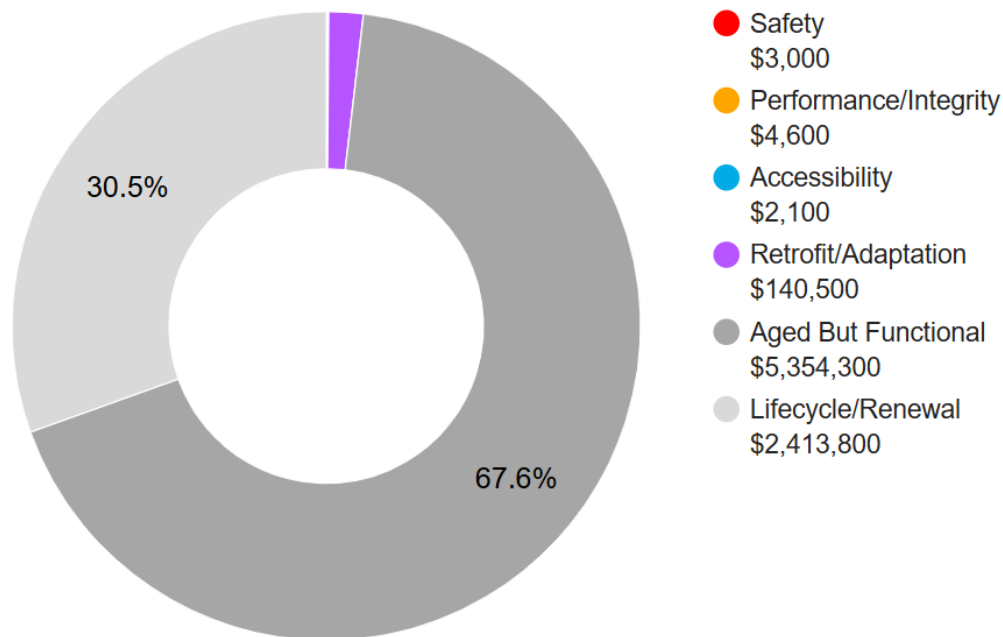
Retrofit to poured rubber surface - AssetCALC ID: 9893420

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$7,918,300



2. Building Information



Building: Systems Summary

Address	13407 Lydia Street; Silver Spring, MD	
Constructed/Renovated	1957 / 1999	
Building Area	85,648 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU (glazed and un-glazed) Windows: Aluminum	Fair
Roof	Primary: Flat construction built-up finish Secondary: Barrel construction with metal finish and Shed construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, glazed CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, plastic fiberglass-reinforced, unfinished concrete Ceilings: Painted gypsum board, painted irregular, ACT, unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair

Building: Systems Summary

Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Chiller, boilers, air handlers, with 2-pipe hydronic system feeding unit ventilators and fan coil units Supplemental components: Ductless split-systems, Split-system heat pumps, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of 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
Structure	-	-	-	-	-	-
Facade	-	\$900	\$55,100	\$421,900	\$222,300	\$700,200
Roofing	-	-	\$1,051,700	\$26,600	\$41,800	\$1,120,100
Interiors	-	-	\$91,600	\$1,867,500	\$1,423,200	\$3,382,400
Conveying	-	-	\$72,000	-	\$15,800	\$87,800
Plumbing	-	\$3,100	\$2,700	\$130,700	\$727,800	\$864,200
HVAC	-	-	\$251,400	\$443,400	\$1,645,300	\$2,340,100
Fire Protection	-	-	\$106,200	-	-	\$106,200
Electrical	-	-	\$122,400	\$738,000	\$681,300	\$1,541,700
Fire Alarm & Electronic Systems	-	-	\$267,000	\$384,300	\$769,600	\$1,421,000
Equipment & Furnishings	-	-	\$125,500	\$971,600	\$150,000	\$1,247,200
Site Development	-	-	-	\$9,100	-	\$9,100
Accessibility	-	\$2,100	-	-	-	\$2,100
TOTALS (3% inflation)	-	\$6,100	\$2,145,800	\$4,993,200	\$5,677,100	\$12,822,200



3. Site Summary



Site Information		
System	Description	Condition
Site Area	10.2 acres (estimated)	
Parking Spaces	97 total spaces all in open lots; 5 of which are accessible	
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing Adequately furnished with park benches, picnic tables, and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters; Irrigation not present CMU, Concrete, and Brick retaining walls Low site slopes throughout, moderate site slopes along site boundaries	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Shade structure, Storage sheds, Prefabricated modular buildings	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of 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
Plumbing	-	-	-	-	\$325,200	\$325,200
HVAC	-	-	-	\$10,500	\$17,100	\$27,600
Special Construction & Demo	-	-	-	\$44,600	\$72,900	\$117,500
Site Development	-	\$600	\$151,500	\$66,500	\$443,500	\$662,200
Site Utilities	-	-	-	\$113,100	-	\$113,100
Site Pavement	\$3,000	-	\$32,700	\$350,700	\$94,900	\$481,300
TOTALS (3% inflation)	\$3,000	\$600	\$184,200	\$585,500	\$953,700	\$1,727,000



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1957 / 1999	No	No
Main Building	1957 / 1999	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Harmony Hills Elementary School, 13407 Lydia Street, Silver Spring, MD 20906, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

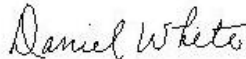
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - ROOFING



6 - ROOFING

Photographic Overview



7 - FACADE



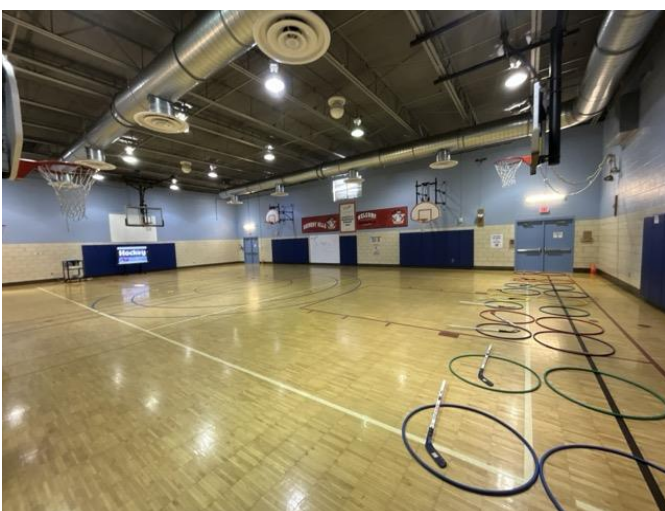
8 - LOBBY



9 - LIBRARY



10 - CAFETERIA



11 - GYMNASIUM



12 - CONFERENCE ROOM

Photographic Overview



13 - TYPICAL CLASSROOM



14 - ELEVATOR CAB



15 - HYDRAULIC ELEVATOR



16 - AIR HANDLERS



17 - CHILLER



18 - MECHANICAL ROOM, BOILERS

Photographic Overview



19 - UNIT VENTILATORS



20 - FAN COIL UNITS



21 - HOT WATER HEATER



22 - SWITCHBOARD



23 - GENERATOR



24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - EMERGENCY AND EXIT LIGHTING SYSTEM



26 - INTERIOR LIGHTING SYSTEM



27 - FIRE SUPPRESSION SYSTEM



28 - FIRE ALARM PANEL



29 - FIRE ALARM SYSTEM



30 - SECURITY/SURVEILLANCE SYSTEM

Photographic Overview



31 - SIGNAGE



32 - PARKING LOTS



33 - SIDEWALKS



34 - POLE LIGHT FIXTURES



35 - RETAINING WALL, FENCING



36 - ANCILLARY STORAGE BUILDING

Photographic Overview



37 - ANCILLARY MODULAR BUILDING



38 - SHED STRUCTURE



39 - SHADE STRUCTURE



40 - COURTYARD



41 - DRAINAGE SYSTEM



42 - RETENTION BASIN

Photographic Overview



43 - SITE FURNISHINGS



44 - PLAY STRUCTURES



45 - ATHLETIC FENCES



46 - ATHLETIC FIELD, BACKSTOP



47 - ATHLETIC COURTS, SURFACES, GOALS





48 - ATHLETIC FIELD, GOALS

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Site Name	
	172559.25R000-060.354	Harmony Hills Elementary School	
	Source	On-Site Date	
	Google	October 8, 2025	

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Harmony Hills Elementary School

Name of person completing form: Tiara Boyce's

Title / Association w/ property: Building Service Manage

Length of time associated w/ property: 2 years

Date Completed: 10/8/2025

Phone Number: (240) 486-3029


Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1957	Renovated 1999	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		NA
		Roof		NA
		Interiors		2 years paint
		HVAC		Now
		Electrical		NA
		Site Pavement		NA
		Accessibility		NA
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Vibrating pipes		

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		Floor cracks
8	Are there any wall, window, basement or roof leaks?		X			Roof leak by elevator
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Portables have had issues with mold
10	Are your elevators unreliable, with frequent service calls?		X			Occasionally gets stuck
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				Portables not well ventilated. Has lead to mold
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	Likely during renovations
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					Portables



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Harmony Hills Elementary School

BV Project Number: 172559.25R000-060.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✘			
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



ACCESSIBLE RAMP

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

Elevators



LOBBY LOOKING AT CABS



EMERGENCY CALL PANEL

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



KITCHEN OVERVIEW

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 ?		✗		Accessibility requires reconfiguration
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?		✗		Accessibility requires reconfiguration

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 PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building	2,100 LF	25	9893623
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	31,500 SF	25	9960243
Facade						
B2010	Roof	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	300 SF	1	9960242
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	25,700 SF	4	9893786
B2020	Building Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	3	9893690
B2020	Building Exterior	Fair	Glazing, any type by SF	5,800 SF	8	9893721
B2020	Roof	Fair	Glazing, any type by SF	200 SF	8	9893765
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	22	9893788
B2050	Exterior Room 10	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	6	9893778
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	22	14	9893787
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	14	9893715
Roofing						
B3010	Roof Gymnasium	Good	Roofing, Built-Up	3,800 SF	21	9893729
B3010	Roof	Fair	Roofing, Metal	1,400 SF	14	9893686
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	3,200 SF	7	9893824
B3010	Roof	Fair	Roofing, Built-Up	64,800 SF	5	9893733
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	60 LF	14	9893753
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	45 LF	14	9893616
B3060	Roof	Fair	Roof Hatch, Metal	3	8	9893779
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	138	14	9893764
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	14	9893653
C1030	Library	Fair	Interior Door, Steel, Standard	2	14	9893596
C1070	100E	Fair	Suspended Ceilings, Acoustical Tile Fiberglass	100 SF	15	9893600
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	79,000 SF	12	9893656
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	8	9893576
C1090	146	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	22 LF	10	9893792
C1090	Maintenance Office	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	4 LF	13	9893781
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1,700 LF	10	9893677
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	11	12	9893644
C2010	Building Exterior	Fair	Wall Finishes, Ceramic Tile	4,000 SF	14	9893727
C2010	Throughout Building Glazed CMU	Fair	Wall Finishes, Ceramic Tile	2,500 SF	14	9893585
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	160,000 SF	6	9893624
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	32	9893629
C2010	Cafeteria	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	400 SF	8	9893722
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,500 SF	32	9960244

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	6	9893592
C2030	Hallways & Common Areas	Fair	Flooring, Plastic Fiberglass-Reinforced	5,000 SF	13	9893714
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,200 SF	14	9893651
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	63,500 SF	7	9960245
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	3,000 SF	11	9893702
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	800 SF	24	9893574
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	3	9893718
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Tile	500 SF	4	9893689
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	5	9893819
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	4	9893589
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,500 SF	3	9893606
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	300 SF	4	9893763
Conveying						
D1010	Elevator Room 106	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	4	9964962
D1010	Elevator Shaft	Fair	Elevator Cab Finishes, Standard	1	4	9893581
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	15	8	9893810
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	9893639
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	13	9893691
D2010	Restrooms	Good	Toilet, Commercial Water Closet	11	22	9893823
D2010	Throughout Building	Poor	Drinking Fountain, Wall-Mounted, Bi-Level	2	1	9893569
D2010	Restrooms	Good	Urinal, Standard	3	22	9893755
D2010	Restroom Individual	Good	Toilet, Commercial Water Closet	7	22	9964788
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	16	8	9893560
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	13	18	9893813
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	12	9893661
D2010	Restroom Individual	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	7	22	9964787
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	85,648 SF	14	9893760
D2010	Library	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9893724
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	14	22	9893756
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	9	9893642
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	9893660
D2010	Throughout Building	Fair	Shower, Ceramic Tile	2	8	9893649
D2010	Throughout Building - T LOUNGE	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9893584
D2010	Commercial Kitchen	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	5	9893805
D2010	Mechanical Room	Good	Storage Tank, Domestic Water	1	20	9893754
D2010	Restroom Individual	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	8	9893594
D2010	Restroom Individual	Fair	Toilet, Commercial Water Closet	8	8	9893693
D2010	Hallway By 015	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	9960241

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	7	8	9893613
D2010	Hallway By 040	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	9893820
D2010	Gymnasium	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	9893580
D2060	Mechanical Room date	Excellent	Supplemental Components, Compressed Air Dryer, Process Support	1	20	9893633
D2060	Mechanical Room - Size and age	Fair	Air Compressor, Tank-Style, 5 HP	1	6	9893796
HVAC						
D3020	Throughout Building	Fair	Unit Heater, Electric	1	6	9893558
D3020	Electrical Room Main	Fair	Unit Heater, Electric	1	5	9893659
D3020	Mechanical Room	Excellent	Boiler, Gas, HVAC, 1001 to 2000 MBH [BOILER 2]	1	30	9893795
D3020	Mechanical Room	Excellent	Boiler, Gas, HVAC, 1001 to 2000 MBH [BOILER 1]	1	30	9893742
D3020	Exterior Room 10	Fair	Unit Heater, Electric	1	4	9893570
D3020	Mech Room Gym	Fair	Unit Heater, Electric, 6 to 10 KW	1	3	9893682
D3030	Throughout Building	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	2	14	9893798
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [HP-2]	1	6	9893676
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON [ACCU-5]	1	14	9893591
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON	1	4	9893675
D3030	Building Exterior	Good	Split System Ductless, Single Zone	1	14	9893809
D3030	Mechanical Room	Excellent	Chilled Water, Chemical Feed Dosing System	1	15	9893716
D3030	Throughout Building - Medium	Good	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM [UV1-1]	4	14	9893730
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump, 8 to 10 TON [ACCU-1]	1	15	9893553
D3030	Throughout Building Extra Small	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	2	5	9893614
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-1]	1	4	9893719
D3030	Throughout Building Classrooms	Excellent	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM	11	20	9893801
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [ACCU-4]	1	15	9893732
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump, 8 to 10 TON [ACCU-2]	1	15	9893557
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9893556
D3030	Roof	Excellent	Split System, Condensing Unit/Heat Pump, 2 TON [ACCU-3]	1	15	9893708
D3030	Site Utility Areas	Excellent	Chiller, Air-Cooled [CH-1]	1	25	9893439
D3050	Roof	Excellent	Air Handler, Exterior AHU, 6001 to 8000 CFM [DOAS-1]	1	20	9893737
D3050	Roof	Excellent	Air Handler, Exterior AHU, 1201 to 2400 CFM [AHU-8]	1	20	9893577
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	5	9893654
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	9893657
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM [DOAS-2]	1	4	9893774
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	1	5	9893578
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Heating Water	1	25	9893662
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	85,648 SF	14	9893804
D3050	209	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	5	9893619
D3050	Gymnasium	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	5	9893645
D3050	126	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	4	9963774

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Gymnasium	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	4	9893791
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	9893666
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	85,648 SF	8	9893799
D3050	Roof	Excellent	Air Handler, Exterior AHU, 15001 to 20000 CFM [DOAS-2]	1	20	9893739
D3050	Roof	Excellent	Air Handler, Exterior AHU, 8001 to 10000 CFM [AHU-7]	1	20	9893784
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Heating Water	1	25	9893745
D3050	Roof	Excellent	Air Handler, Exterior AHU, 6001 to 8000 CFM [AHU-4]	1	20	9893587
D3050	Mech Room 115C	Excellent	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1	25	9893785
D3050	Library Entrance	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	4	9893687
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	4	9893752
D3050	Roof	Excellent	Air Handler, Exterior AHU, 8001 to 10000 CFM [AHU-3]	1	20	9893646
D3050	Mechanical Room	Excellent	Pump, Distribution, HVAC Heating Water	1	25	9893814
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM [DOAS-1]	1	3	9893746
D3060	015	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM [FAN 2]	1	14	9893626
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	5	9893726
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	5	9893692
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF-16]	1	5	9893631
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	5	9893807
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	5	9893620
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF-12]	1	5	9893747
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	4	9893663
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	85,648 SF	5	9893812
Electrical						
D5010	Electrical Room Main	Fair	Automatic Transfer Switch, ATS, 100 AMP [ATS#1]	1	3	9893703
D5010	Electrical Room Main	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS#2]	1	6	9893777
D5010	Site Utility Areas	Fair	Generator, Gas or Gasoline	1	4	9893422
D5020	Electrical Room Main	Fair	Distribution Panel, 277/480 V [MH]	1	8	9893621
D5020	Electrical Room 043	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893757
D5020	Electrical Room 013	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893770
D5020	Electrical Room 043	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893767
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [ML SEC1]	1	6	9893789
D5020	Electrical Room Main	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893790
D5020	Electrical Room 043	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893548
D5020	Electrical Room 043	Fair	Distribution Panel, 277/480 V [MDPM]	1	15	9893668
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V [ML SEC2]	1	8	9893551
D5020	Electrical Room 043	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893697
D5020	Electrical Room 020	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893673
D5020	Electrical Room 205	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893571

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room Main	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893725
D5020	Electrical Room 013	Fair	Distribution Panel, 120/208 V [LA SEC2]	1	8	9893593
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V [ML SEC2]	1	8	9893567
D5020	Electrical Room 020	Fair	Secondary Transformer, Dry, Stepdown	1	8	9893641
D5020	Electrical Room Main	Fair	Distribution Panel, 277/480 V [MDP]	1	8	9893552
D5020	Electrical Room Main	Fair	Switchboard, 277/480 V	1	14	9893793
D5030	Mechanical Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893811
D5030	Mechanical Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893751
D5030	Mechanical Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893648
D5030	Mech Room 115C	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893605
D5030	Mechanical Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893704
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	85,648 SF	14	9893667
D5030	Mechanical Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893685
D5030	Mech Room 201	Excellent	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	20	9893566
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	13	9893797
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	600 SF	6	9893740
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	85,648 SF	4	9893555
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	36	5	9893568
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	85,648 SF	8	9893700
Fire Alarm & Electronic Systems						
D6030	Stage	Fair	Sound System, Theater/Auditorium/Church	6,000 SF	7	9893632
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	5,000 SF	3	9893628
D6060	Building Exterior	Fair	Intercom/Public Address Component, Accessible Door Access Interface	1	4	9960239
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	85,648 SF	6	9893565
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	85,648 SF	6	9893598
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	85,648 SF	12	9893817
D7050	Building Services	Fair	Fire Alarm Panel, Fully Addressable	1	5	9893622
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	85,648 SF	4	9893640
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	9893782
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	9893694
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	9893636
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	8	9893794
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	9893559
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9893758
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [FREEZER 1]	1	5	9893827
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In [FREEZER 2]	1	5	9893564
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9893696
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	12	9893615

Component Condition Report | Harmony Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	9893672
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	8	9893818
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	9893655
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	9893744
E1030	Exterior Room 10	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	4	9893611
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	9893674
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	9893821
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	9893549
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9893776
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9893630
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	9893706
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	9893699
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	8	9893816
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	4	8	9893749
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	400 SF	4	9893775
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	75 LF	6	9893822
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	120 LF	8	9893586
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	2,300 LF	6	9893736
Sitework						
G2060	Site General	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	48	8	9893618
Accessibility						
Y1060	Employee kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	1	0	10094483

Component Condition Report | Harmony Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2030	Site General	Fair	Plumbing System, Rain Water Drainage, Low Density	430,000 SF	14	9893447
HVAC						
D3030	ML1307 size	Good	Heat Pump, Packaged & Wall-Mounted	1	15	9893415
D3030	ML 961	Fair	Heat Pump, Packaged & Wall-Mounted	1	6	9893448
D3030	ML 965	Fair	Heat Pump, Packaged & Wall-Mounted	1	6	9893404
D3030	ML1306 size	Good	Heat Pump, Packaged & Wall-Mounted	1	15	9893406
Special Construction & Demo						
F1020	ML1306	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	30	9893449
F1020	ML1307	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	750 SF	30	9893426
F1020	ML 961	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	950 SF	21	9893424
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	1,350 SF	16	9893450
F1020	ML 965	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	950 SF	21	9893434
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	200 SF	16	9893427
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	70 SF	7	9893419

Component Condition Report | Harmony Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	70 SF	15	9893440
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Standard	325 SF	9	9893412
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	66,500 SF	10	9893425
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	2,800 LF	24	9893410
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	66,500 SF	3	9893456
G2030	Site General	Failed	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	0	9893451
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	11,500 SF	24	9893407
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,400 SF	15	9893409
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	15	9893430
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	13	9893452
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	8	9893441
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,400 SF	3	9959876
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	4,800 SF	4	9893420
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	8	9893405
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	14	9893431
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	2	18	9893442
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	7	9893421
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,000 SF	17	9893453
Sitework						
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	5	9893433
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 8'	100 LF	14	9893437
G2060	Site General	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	100 SF	14	9893444
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	700 LF	14	9893446
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	480 LF	14	9893443
G2060	Site Playground Areas	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	400 SF	14	9893413
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	2	10	9893435
G2060	Site General	Fair	Retaining Wall, Brick/Stone	500 SF	14	9893416
G2060	Site General	Fair	Retaining Wall, Concrete Cast-in-Place	100 SF	24	9893418
G2060	Site Parking Areas	Fair	Bollard, Concrete or Metal	5	15	9893436
G2060	Site General	Fair	Flagpole, Metal	7	8	9893429
G2060	Site General	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	45 SF	24	9893423
G2060	Site Sports Fields & Courts	Fair	Park Bench, Metal Powder-Coated	2	7	9893455
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	14	9893411
G2060	Site General	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	200 SF	1	9893414
G2060	Site General	Fair	Retaining Wall, Brick/Stone	60 SF	14	9893408
G2060	Site General	Good	Park Bench, Wood/Composite/Fiberglass	1	13	9893438
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	23	7	9893417

Appendix F: Replacement Reserves

Replacement Reserves Report



12/23/2025

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			
E1030	Commercial Kitchen	9893696	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600															\$4,600	\$9,200			
E1030	Commercial Kitchen	9893744	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000			
E1030	Commercial Kitchen	9893674	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000			
E1030	Commercial Kitchen	9893776	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600																\$3,600	\$7,200		
E1030	Commercial Kitchen	9893794	Foodservice Equipment, Sink, 3-Bowl, Replace	30	22	8	1	EA	\$2,500.00	\$2,500										\$2,500												\$2,500			
E1030	Commercial Kitchen	9893559	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	7	8	1	EA	\$4,700.00	\$4,700										\$4,700												\$4,700			
E1030	Commercial Kitchen	9893818	Foodservice Equipment, Sink, 1-Bowl, Replace	30	22	8	1	EA	\$1,600.00	\$1,600										\$1,600												\$1,600			
E1030	Commercial Kitchen	9893636	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600			
E1030	Commercial Kitchen	9893615	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$4,600.00	\$4,600													\$4,600									\$4,600			
E1030	Roof	9893706	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300													\$6,300									\$6,300			
E1030	Roof	9893672	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,300.00	\$6,300													\$6,300									\$6,300			
E1040	Hallways & Common Areas	9893699	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500									\$1,500						\$3,000			
E1070	Stage	9893775	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	400	SF	\$13.00	\$5,200					\$5,200																	\$5,200	\$10,400		
E1070	Gymnasium	9893816	Basketball Backboard, Ceiling-Mounted, Operable	30	22	8	2	EA	\$7,830.00	\$15,660											\$15,660												\$15,660		
E1070	Gymnasium	9893749	Basketball Backboard, Wall-Mounted, Operable	30	22	8	4	EA	\$4,300.00	\$17,200											\$17,200												\$17,200		
E2010	Library	9893822	Library Shelving, Double-Faced, up to 90" Height, Replace	20	14	6	75	LF	\$480.00	\$36,000							\$36,000																\$36,000		
E2010	Classrooms	9893736	Casework, Cabinetry, Standard, Replace	20	14	6	2300	LF	\$300.00	\$690,000							\$690,000																\$690,000		
E2010	Library	9893586	Library Shelving, Single-Faced, up to 90" Height, Replace	20	12	8	120	LF	\$330.00	\$39,600										\$39,600													\$39,600		
G2060	Site General	9893618	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	12	8	48	EA	\$150.00	\$7,200										\$7,200													\$7,200		
Y1060	Employee kitchen	10094483	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	0	21	* 0	1	EA	\$2,000.00	\$2,000		\$2,000																					\$2,000		
Totals, Unescalated											\$0	\$5,900	\$0	\$156,950	\$570,273	\$1,149,383	\$1,349,095	\$345,600	\$1,413,842	\$7,000	\$861,000	\$15,900	\$569,594	\$154,450	\$1,743,781	\$81,350	\$245,700	\$0	\$19,400	\$252,720	\$543,400				\$9,485,339
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$6,077	\$0	\$171,504	\$641,848	\$1,332,450	\$1,610,890	\$425,044	\$1,791,013	\$9,133	\$1,157,112	\$22,009	\$812,105	\$226,815	\$2,637,626	\$126,741	\$394,276	\$0	\$33,027	\$443,146	\$981,441				\$12,822,257

Harmony Hills Elementary School / Site

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	
D2030	Site General	9893447	Plumbing System, Rain Water Drainage, Low Density, Replace	40	26	14	430000	SF	\$0.50	\$215,000														\$215,000								\$215,000	
D3030	ML 961	9893448	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	\$4,400.00	\$4,400						\$4,400																	\$4,400
D3030	ML 965	9893404	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	\$4,400.00	\$4,400						\$4,400																	\$4,400
D3030	ML1307 size	9893415	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$5,500.00	\$5,500															\$5,500								\$5,500
D3030	ML1306 size	9893406	Heat Pump, Packaged & Wall-Mounted, Replace	20	5	15	1	EA	\$5,500.00	\$5,500															\$5,500								\$5,500
F1020	Site General	9893419	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	23	7	70	SF	\$25.00	\$1,750							\$1,750																\$1,750
F1020	Site General	9893412	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	26	9	325	SF	\$100.00	\$32,500										\$32,500													\$32,500
F1020	Site General	9893440	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	70	SF	\$25.00	\$1,750															\$1,750								\$1,750
F1020	Site General	9893450	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	1350	SF	\$25.00	\$33,750																\$33,750							\$33,750
F1020	Site General	9893427	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	14	16	200	SF	\$50.00	\$10,000																\$10,000							\$10,000
G2020	Site Parking Areas	9893456	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	66500	SF	\$0.45	\$29,925				\$29,925																			\$29,925
G2020	Site Parking Areas	9893425	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	66500	SF	\$3.50	\$232,750										\$232,750													\$232,750
G2030	Site General	9893451	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	3	EA	\$1,000.00	\$3,000	\$3,000																						\$3,000
G2050	Site Sports Fields & Courts	9959876	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	15400	SF	\$0.45	\$6,930				\$6,930																			\$6,930
G2050	Site Sports Fields & Courts	9893421	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	13	7	1	EA	\$5,000.00	\$5,000						\$5,000																	\$5,000
G2050	Site Sports Fields & Courts	9893441	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	4	EA	\$4,750.00	\$19,000										\$19,000													\$19,000
G2050	Site Sports Fields & Courts	9893405	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	7	8	2	EA	\$700.00	\$1,400										\$1,400													\$1,400
G2050	Site Sports Fields & Courts	9893409	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	15400	SF	\$3.50	\$53,900															\$53,900								\$53,900
G2050	Site Playground Areas	9893453	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	8	17	3000	SF	\$3.50	\$10,500																	\$10,500						\$10,500
G2050	Site Playground Areas	9893420	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	4800	SF	\$26.00	\$124,800				\$124,800																			\$124,800
G2050	Site Playground Areas	9893452	Play Structure, Multipurpose, Small, Replace	20	7	13	1	EA	\$10,000.00	\$10,000													\$10,000										\$10,000
G2050	Site Playground Areas	9893431	Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	\$20,000.00	\$20,000															\$20,000								\$20,000
G2050	Site Playground Areas	9893430	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	\$10,000.00	\$10,000															\$10,000								\$10,000
G2050	Site Playground Areas	9893442	Play Structure, Multipurpose, Small, Replace	20	2	18	2	EA	\$10,000.00	\$																							

Replacement Reserves Report



12/23/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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	9893433	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000																	\$3,000		
G2060	Site General	9893429	Flagpole, Metal, Replace	30	22	8	7	EA	\$2,500.00	\$17,500									\$17,500														\$17,500		
G2060	Site General	9893444	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	26	14	100	SF	\$60.00	\$6,000															\$6,000								\$6,000		
G2060	Site Playground Areas	9893413	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	26	14	400	SF	\$60.00	\$24,000															\$24,000								\$24,000		
G2060	Site General	9893416	Retaining Wall, Brick/Stone, Replace	40	26	14	500	SF	\$140.00	\$70,000															\$70,000								\$70,000		
G2060	Site General	9893408	Retaining Wall, Brick/Stone, Replace	40	26	14	60	SF	\$140.00	\$8,400															\$8,400								\$8,400		
G2060	Site Parking Areas	9893436	Bollard, Concrete or Metal, Replace	30	15	15	5	EA	\$1,000.00	\$5,000															\$5,000								\$5,000		
G4050	Site Parking Areas	9893417	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	23	EA	\$4,000.00	\$92,000								\$92,000															\$92,000		
Totals, Unescalated											\$3,000	\$600	\$0	\$36,855	\$124,800	\$3,000	\$8,800	\$100,150	\$74,755	\$32,500	\$234,150	\$600	\$0	\$47,455	\$377,890	\$81,650	\$43,750	\$10,500	\$56,855	\$0	\$0				\$1,237,310
Totals, Escalated (3.0% inflation, compounded annually)											\$3,000	\$618	\$0	\$40,272	\$140,463	\$3,478	\$10,508	\$123,172	\$94,697	\$42,405	\$314,678	\$831	\$0	\$69,689	\$571,593	\$127,208	\$70,206	\$17,355	\$96,792	\$0	\$0				\$1,726,965

* 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	9964962	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Harmony Hills Elementary School / Main Building	Elevator Room 106	Dover Elevators	EP06020	EJ9659	1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9893754	D2010	Storage Tank	Domestic Water	151 - 250 GAL	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	No dataplate	No dataplate			
2	9893661	D2010	Water Heater	Gas, Commercial (125 MBH)	96 GAL	Harmony Hills Elementary School / Main Building	Mechanical Room	State Industries, Inc.	SBD-100-199NET 118	1702104542593	2017		
3	9893796	D2060	Air Compressor	Tank-Style, 5 HP	5 HP	Harmony Hills Elementary School / Main Building	Mechanical Room - Size and age	ChallengeAir	ES-20	AS9020117			
4	9893633	D2060	Supplemental Components	Compressed Air Dryer, Process Support	10 CFM	Harmony Hills Elementary School / Main Building	Mechanical Room date	Hankison	HPR5-10	H510A1151011212	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9893742	D3020	Boiler [BOILER 1]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Harmony Hills Elementary School / Main Building	Mechanical Room	Reillo	Inaccessible	PR43T001813	2025		
2	9893795	D3020	Boiler [BOILER 2]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	Harmony Hills Elementary School / Main Building	Mechanical Room	Riello	Inaccessible	PR43T001807	2025		
3	9893558	D3020	Unit Heater	Electric	2 KW	Harmony Hills Elementary School / Main Building	Throughout Building	Trane	UHWA821C5A	NA			
4	9893659	D3020	Unit Heater	Electric	5 kW	Harmony Hills Elementary School / Main Building	Electrical Room Main	Trane	UNEC051C0CA	NA			
5	9893570	D3020	Unit Heater	Electric	Inaccessible	Harmony Hills Elementary School / Main Building	Exterior Room 10	Trane	Inaccessible	Inaccessible			
6	9893682	D3020	Unit Heater	Electric, 6 to 10 KW	.25 KW	Harmony Hills Elementary School / Main Building	Mech Room Gym	Trane	UHSA04288DAAC	A99A30897	1999		
7	9893439	D3030	Chiller [CH-1]	Air-Cooled	150 TON	Harmony Hills Elementary School / Main Building	Site Utility Areas	Daikin Industries	AGZ012F VVSNSSVNSPK0A	SL2U250201217	2025		
8	9893415	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Harmony Hills Elementary School / Site	ML1307 size	Bard Manufacturing Company	T42S1DA10RXXXXE	391H203777135-02	2020		
9	9893448	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Harmony Hills Elementary School / Site	ML 961	Bard Manufacturing Company	S38H1DA10RXXXXE EH	309F112807990-02	2011		
10	9893404	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Harmony Hills Elementary School / Site	ML 965	Bard Manufacturing Company	S38H1DA10RXXXXE	309D112797029-02	2011		
11	9893406	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Harmony Hills Elementary School / Site	ML1306 size	Bard Manufacturing Company	T42S1DA10RXXXXE	391H203777107-02	2020		
12	9893556	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Harmony Hills Elementary School / Main Building	Roof	Trane	TTB012C100A1	N335KUMAF	1998		
13	9893675	D3030	Split System	Condensing Unit/Heat Pump, 2.5 TON	Illegible	Harmony Hills Elementary School / Main Building	Roof	Trane	Illegible	Illegible			
14	9893553	D3030	Split System [ACCU-1]	Condensing Unit/Heat Pump, 8 to 10 TON	10 TON	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DC6TE12040AA	2501319504	2025		
15	9893557	D3030	Split System [ACCU-2]	Condensing Unit/Heat Pump, 8 to 10 TON	10 TON	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DC6TE12040AA	2501319585	2025		
16	9893708	D3030	Split System [ACCU-3]	Condensing Unit/Heat Pump, 2 TON	2 TON	Harmony Hills Elementary School / Main Building	Roof	ACCU-3	3MXM24AVJU9	Y004719	2025		
17	9893591	D3030	Split System [ACCU-5]	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 TON	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DC6TE 09040AA	2412458810	2024		
18	9893719	D3030	Split System [HP-1]	Condensing Unit/Heat Pump, 2 TON	1.5 TON	Harmony Hills Elementary School / Main Building	Roof	Mitsubishi	PUZ-A18NHA3	NA			
19	9893809	D3030	Split System Ductless	Single Zone	1 TON	Harmony Hills Elementary School / Main Building	Building Exterior	Daikin Industries	Inaccessible	Inaccessible			
20	9893732	D3030	Split System Ductless [ACCU-4]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	RXF12AXVJU	K008859	2025		
21	9893676	D3030	Split System Ductless [HP-2]	Single Zone, Condenser & Evaporator	3 TON	Harmony Hills Elementary School / Main Building	Roof	Mitsubishi	PUZ-A36NHA3	NA			
22	9893798	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible			2
23	9893614	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Throughout Building Extra Small	Inaccessible	Inaccessible	Inaccessible			2
24	9893801	D3030	Unit Ventilator	approx/nominal 4 Ton, 1251 to 1500 CFM	1500 CFM	Harmony Hills Elementary School / Main Building	Throughout Building Classrooms	Daikin	U.AVV.9.S15.A.D.00.R.23.AK.24.G.1.B.1	NA	2025		11

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
25	9893730	D3030	Unit Ventilator [UV1-1]	approx/nominal 3 Ton, 751 to 1250 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Throughout Building - Medium	Inaccessible	Inaccessible	No dataplate			4
26	9893716	D3030	Chilled Water	Chemical Feed Dosing System		Harmony Hills Elementary School / Main Building	Mechanical Room				2025		
27	9893657	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	F11209E4ECH2L3CXB1940D	NA	2025		
28	9893666	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	5 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	F11209E4ECH2L3CXB1940D	NA	2025		
29	9893662	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	F14011E4KCJ2L3CXB1945D	NA	2025		
30	9893745	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	F14011E4KCJ2L3CXB1945D	NA	2025		
31	9893814	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	Taco	F13009E4HCJ2L3DXB1943D	NA	2025		
32	9893785	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	2400 CFM	Harmony Hills Elementary School / Main Building	Mech Room 115C	Daikin Industries	CAH006GDAM	FB0U250102280	2025		
33	9893646	D3050	Air Handler [AHU-3]	Exterior AHU, 8001 to 10000 CFM	10000	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DPSA020B4BHAND0B02560A0000EVLE	FB0U250300722	2025		
34	9893587	D3050	Air Handler [AHU-4]	Exterior AHU, 6001 to 8000 CFM	8000 CFM	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DPSA020B4BHAND0B02560A0000EVLE	FB0U250300723	2025		
35	9893784	D3050	Air Handler [AHU-7]	Exterior AHU, 8001 to 10000 CFM	10000 CFM	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DPSA025B4BHCND0B04450C0000EVLE	FB0U250300724	2025		
36	9893577	D3050	Air Handler [AHU-8]	Exterior AHU, 1201 to 2400 CFM	2000 CFM	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	0AH005GDCM	FB0U250102278	2025		
37	9893746	D3050	Air Handler [DOAS-1]	Exterior AHU, 10001 to 15000 CFM	Illegible	Harmony Hills Elementary School / Main Building	Roof	Innovent	Illegible	Illegible			
38	9893737	D3050	Air Handler [DOAS-1]	Exterior AHU, 6001 to 8000 CFM	7200 CFM	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DPSC18BCPB44AAMD20FCWYLE35DER0	FB0U250400960	2025		
39	9893774	D3050	Air Handler [DOAS-2]	Exterior AHU, 10001 to 15000 CFM	Illegible	Harmony Hills Elementary School / Main Building	Roof	Innovent	Illegible	Illegible			
40	9893739	D3050	Air Handler [DOAS-2]	Exterior AHU, 15001 to 20000 CFM	20000 CFM	Harmony Hills Elementary School / Main Building	Roof	Daikin Industries	DPSA034B4BHBNDAB02450CWW3A1VLE	FB0U250300725	2025		
41	9963774	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	126	Inaccessible					
42	9893654	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Hallways & Common Areas	Inaccessible					
43	9893619	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	209	Inaccessible					
44	9893645	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Gymnasium	Inaccessible					
45	9893791	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Gymnasium	Inaccessible					
46	9893752	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Hallways & Common Areas						
47	9893687	D3050	Fan Coil Unit	Hydronic Terminal, 401 to 800 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Library Entrance	Inaccessible					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
48	9893578	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM	Inaccessible	Harmony Hills Elementary School / Main Building	Hallways & Common Areas	Inaccessible					
49	9893807	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM		Harmony Hills Elementary School / Main Building	Roof						
50	9893726	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	690 CFM	Harmony Hills Elementary School / Main Building	Roof	Cook	8 PR	Illegible			
51	9893692	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	690 CFM	Harmony Hills Elementary School / Main Building	Roof	Cook	34555351340000240010195.	Illegible			
52	9893620	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Harmony Hills Elementary School / Main Building	Roof	Cook	120C2B	Illegible			
53	9893663	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Harmony Hills Elementary School / Main Building	Roof	Cook	135R2B	Illegible			
54	9893747	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1041 CFM	Harmony Hills Elementary School / Main Building	Roof	Cook	120C2B	Illegible			
55	9893631	D3060	Exhaust Fan [EF-16]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	893 CFM	Harmony Hills Elementary School / Main Building	Roof	Cook	135C2B	Illegible			
56	9893626	D3060	Fan [FAN 2]	Centrifugal, 24" Diameter, 2001 to 5000 CFM	2396 CFM	Harmony Hills Elementary School / Main Building	015	Cook	245SQNX D 245 SQNX	143SL55586-00/0002001	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9893422	D5010	Generator	Gas or Gasoline	30 KW	Harmony Hills Elementary School / Main Building	Site Utility Areas	Kohler	30R2	0636358	1999	2200017082	
2	9893703	D5010	Automatic Transfer Switch [ATS#1]	ATS, 100 AMP	40 AMP	Harmony Hills Elementary School / Main Building	Electrical Room Main	Kohler	No dataplate	No dataplate			
3	9893777	D5010	Automatic Transfer Switch [ATS#2]	ATS, 200 AMP	200 AMP	Harmony Hills Elementary School / Main Building	Electrical Room Main	No dataplate	No dataplate	No dataplate			
4	9893757	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 043	Federal Pacific	36 K	NA			
5	9893770	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 013	Cutler-Hammer	V48M28T75J	J99A3216	1999	2200020727	
6	9893767	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 043	Federal Pacific	36 B	NA			
7	9893790	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Harmony Hills Elementary School / Main Building	Electrical Room Main	Inaccessible	Inaccessible	Inaccessible	1999		
8	9893548	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 043	Federal Pacific	36 B	NA			
9	9893697	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 043	Federal Pacific	36 K	NA			
10	9893673	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 020	Cutler-Hammer	V48M28T30K	J99A3174	1999		
11	9893571	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 205	Cutler-Hammer	V48M28T75J	J9947772	1999		
12	9893725	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Harmony Hills Elementary School / Main Building	Electrical Room Main	Cutler-Hammer	V48M28T12H	J99A3277	1999		
13	9893641	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Harmony Hills Elementary School / Main Building	Electrical Room 020	Cutler-Hammer	V48M28T30K	J99A3174	1999		
14	9893793	D5020	Switchboard	277/480 V	1200 AMP	Harmony Hills Elementary School / Main Building	Electrical Room Main	Cutler-Hammer	No dataplate	No dataplate	1999		
15	9893593	D5020	Distribution Panel [LA SEC2]	120/208 V	400 AMP	Harmony Hills Elementary School / Main Building	Electrical Room 013	Cutler-Hammer	No dataplate	No dataplate	1999		
16	9893552	D5020	Distribution Panel [MDP]	277/480 V	600 AMP	Harmony Hills Elementary School / Main Building	Electrical Room Main	Cutler-Hammer	No dataplate	No dataplate	1999		
17	9893668	D5020	Distribution Panel [MDPM]	277/480 V	600 AMP	Harmony Hills Elementary School / Main Building	Electrical Room 043	Siemens	No dataplate	No dataplate	2010		
18	9893621	D5020	Distribution Panel [MH]	277/480 V	800 AMP	Harmony Hills Elementary School / Main Building	Electrical Room Main	Square D	No dataplate	No dataplate			
19	9893789	D5020	Distribution Panel [ML SEC1]	120/208 V, 400 AMP	Inaccessible	Harmony Hills Elementary School / Main Building	Mechanical Room	Cutler-Hammer	Inaccessible	Inaccessible	1999		
20	9893551	D5020	Distribution Panel [ML SEC2]	120/208 V	400 AMP	Harmony Hills Elementary School / Main Building	Mechanical Room	Cutler-Hammer	No dataplate	No dataplate	1999		
21	9893567	D5020	Distribution Panel [ML SEC2]	120/208 V	400 AMP	Harmony Hills Elementary School / Main Building	Mechanical Room	Cutler-Hammer	No dataplate	No dataplate	1999		
22	9893811	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	AAB	ACH580	Y2514A4003	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9893751	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	AAB	ACH580	Y2508A1666	2025		
24	9893648	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	AAB	ACH580	Y2514A3101	2025		
25	9893605	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Harmony Hills Elementary School / Main Building	Mech Room 115C	AAB	ACH580	Y2515A2606	2025		
26	9893704	D5030	Variable Frequency Drive	VFD, by HP of Motor	25 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	AaB	ACH580	Y250BA1424	2025		
27	9893685	D5030	Variable Frequency Drive	VFD, by HP of Motor	3 HP	Harmony Hills Elementary School / Main Building	Mechanical Room	AAB	ACH580	Y2515A1719	2025		
28	9893566	D5030	Variable Frequency Drive	VFD, by HP of Motor	1.5 HP	Harmony Hills Elementary School / Main Building	Mech Room 201	AAB	ACH580	Y2515A2613	2025		
29	9893797	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Harmony Hills Elementary School / Main Building	Gymnasium						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9893622	D7050	Fire Alarm Panel	Fully Addressable		Harmony Hills Elementary School / Main Building	Building Services	Fire-Lite	ECC-50/100	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9893694	E1030	Foodservice Equipment	Convection Oven, Single		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
2	9893655	E1030	Foodservice Equipment	Convection Oven, Single		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
3	9893821	E1030	Foodservice Equipment	Convection Oven, Single		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
4	9893549	E1030	Foodservice Equipment	Convection Oven, Single		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
5	9893776	E1030	Foodservice Equipment	Dairy Cooler/Wells		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58-1-W	NA			
6	9893611	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	5 HP	Harmony Hills Elementary School / Main Building	Exterior Room 10	Precision Machinery Systems	1OT	359700699			
7	9893559	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Delfield	KCSC-60-8	1808150002328	2018		
8	9893758	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	2R-SS	15094841			
9	9893696	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	2F-SS	150A7821			
10	9893630	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	PRZ4-1A5	NA			
11	9893818	E1030	Foodservice Equipment	Sink, 1-Bowl		Harmony Hills Elementary School / Main Building	Commercial Kitchen						
12	9893794	E1030	Foodservice Equipment	Sink, 3-Bowl		Harmony Hills Elementary School / Main Building	Commercial Kitchen						
13	9893782	E1030	Foodservice Equipment	Steamer, Tabletop		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Delfield	MARK7000-40010EQN4	1808150002329	2018		
14	9893672	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Harmony Hills Elementary School / Main Building	Roof	Trenton Refrigeration	TEZA008H8-HS2D-B	239351733.	2023		
15	9893706	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Harmony Hills Elementary School / Main Building	Roof	Trenton Refrigeration	TEZA020L8-HT3D-F	229122752	2022	2022	
16	9893636	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
17	9893615	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
18	9893674	E1030	Foodservice Equipment	Walk-In, Freezer		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Bally	Inaccessible	Inaccessible			
19	9893744	E1030	Foodservice Equipment	Walk-In, Refrigerator		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Bally	3676-4-L	DXB010911-01			
20	9893827	E1030	Foodservice Equipment [FREEZER 1]	Freezer, 2-Door Reach-In		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Norlake	Inaccessible	Inaccessible			
21	9893564	E1030	Foodservice Equipment [FREEZER 2]	Freezer, 2-Door Reach-In		Harmony Hills Elementary School / Main Building	Commercial Kitchen	Norlake	Inaccessible	Inaccessible			
22	9893699	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Harmony Hills Elementary School / Main Building	Hallways & Common Areas						