



FACILITY CONDITION ASSESSMENT

prepared for

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



Jones Lane Elementary School
15110 Jones Lane
Gaithersburg, MD 20878

PREPARED BY:

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BV PROJECT #:

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ON SITE DATE:

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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	15110 Jones Lane, Gaithersburg, MD 20878
Site Developed	1987
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 12-13, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Gnonh Nabine
Assessment and Report Prepared By	Tyler Murphy
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Jones Lane Elementary School was originally constructed in 1987 and has not received any major renovations since. It consists of a single-story building with a courtyard in the middle along with multiple playground areas and sports fields.

Architectural

The original brick exterior walls are in fair condition. The schools design incorporates clerestory windows in classrooms along the sections with pitched roofs and there is also a courtyard in the middle that supplies more natural light to interior spaces. The architectural finishes have been updated periodically throughout its lifespan but are still relatively dated. There is peeling paint in the faculty lounge and there are drooping ceiling tiles in classrooms located near the center of the school.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical system consists of hydronic fan coil units and unit ventilators connected to two natural gas boilers and an air-cooled chiller. There are multiple dedicated outdoor air rooftop units (RTUs) providing fresh air into the system. The RTUs were replaced in 2019, the chiller was replaced in 2016, and the boilers were replaced in 2011.

The electrical system is original to the building and coming to the end of its expected useful lifespan. It is still functional but will require an upgrade in the near future to keep up with demand.

There are typical restroom fixtures throughout, and most classrooms have a sink. There is a single hot water heater providing hot water to the building that was replaced in 2011.

The building has full sprinkler coverage and a fully addressable fire alarm system.

Site

The site consists of a baseball field and soccer field, three asphalt play surfaces, and three separate playground areas. The asphalt in the parking lot is in fair condition with minor cracks here and there.

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 conservation.

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 0.556685.

Immediate Needs

There are no immediate needs to report.



Key Findings



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 10" Damper
Main Building Jones Lane Elementary School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Unit housing is very rusted - AssetCALC ID: 10840196



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 16" Damper
Main Building Jones Lane Elementary School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,600

\$\$\$\$

Unit was making loud clanging noises like a fan blade is damaged or off center - AssetCALC ID: 10840192



Foodservice Equipment in Poor condition.

Freezer, 2-Door Reach-In
Main Building Jones Lane Elementary School
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,100

\$\$\$\$

Freezer is condemned and not used anymore - AssetCALC ID: 10840224



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Jones Lane Elementary School Classrooms
General

Uniformat Code: C1070
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,500

\$\$\$\$

Classrooms towards the middle of the school have old md warped ceiling tiles that need to be replaced - AssetCALC ID: 10853561



Wall Finishes in Poor condition.

any surface
Main Building Jones Lane Elementary School
Faculty Break Rooms

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2027**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

\$\$\$\$

Paint in faculty break room is peeling and chipping away - AssetCALC ID: 10840173

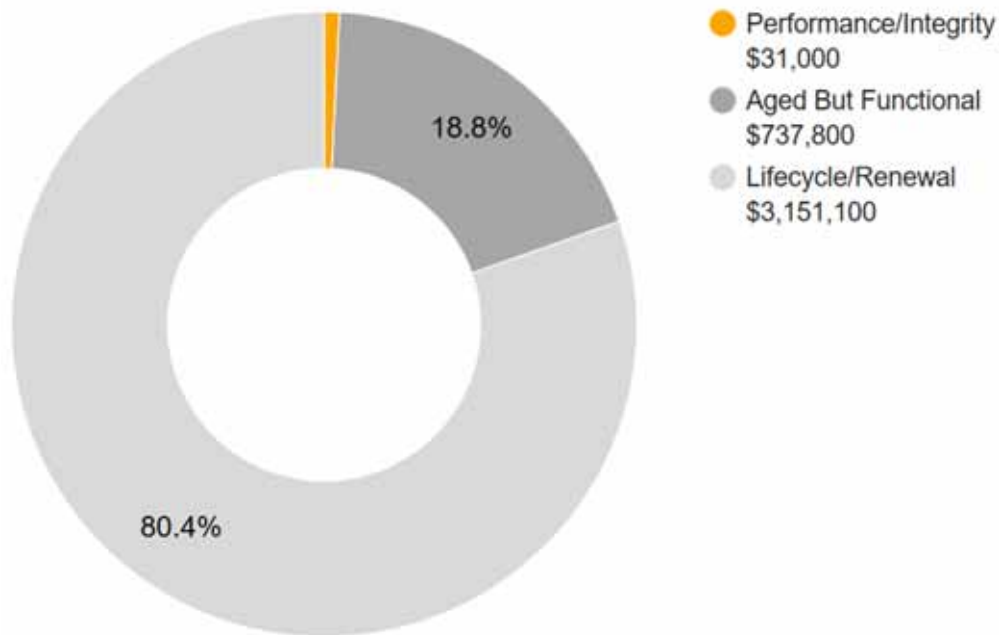


Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$3,919,900



2. Building Information



Main Building: Systems Summary		
Address	15110 Jones Lane, Gaithersburg, MD 20878	
GPS Coordinates	39.1033315, -77.2660224	
Constructed/Renovated	1987	
Building Area	60,679 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, vinyl, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	None	--

Main Building: Systems Summary

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



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$223,100	\$50,100	\$6,200	\$279,300
Roofing	-	-	-	-	\$683,900	\$683,900
Interiors	-	\$900	\$15,300	\$693,300	\$579,600	\$1,289,000
Plumbing	-	-	-	\$40,100	\$699,800	\$740,000
HVAC	-	\$4,000	\$360,800	\$542,500	\$877,500	\$1,784,800
Fire Protection	-	-	-	\$97,900	-	\$97,900
Electrical	-	-	\$127,900	\$893,400	\$230,300	\$1,251,500
Fire Alarm & Electronic Systems	-	-	-	\$447,600	\$315,000	\$762,600
Equipment & Furnishings	-	\$7,500	\$5,800	\$217,800	\$68,100	\$299,200
TOTALS (3% inflation)	-	\$12,400	\$732,800	\$2,982,500	\$3,460,400	\$7,188,100



3. Site Summary



Site Information		
Site Area	12.07 acres	
Parking Spaces	62 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts with fencing and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair
Ancillary Structures	None	--

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



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	\$17,100	-	\$17,100
Site Development	-	-	\$19,400	\$59,200	\$144,200	\$222,800
Site Pavement	-	-	\$26,100	\$51,700	\$429,300	\$507,100
Site Utilities	-	-	-	-	\$119,800	\$119,800
TOTALS (3% inflation)	-	-	\$45,500	\$128,000	\$693,200	\$866,700



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	1987	No	No
Main Building	1987	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMMeans data from Gordian*. While the *RSMMeans 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 15110 Jones Lane, Gaithersburg, MD 20878, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF OVERVIEW



6 - ROOF OVERVIEW



Photographic Overview



7 - BOILER



8 - CHILLER



9 - BOILER ROOM OVERVIEW



10 - ROOFTOP PACKAGED UNIT



11 - ROOFTOP PACKAGED UNIT



12 - SPLIT SYSTEM DUCTLESS

Photographic Overview



13 - FAN COIL UNIT



14 - CLASSROOM UNIT VENTILATOR



15 - MAIN SWITCHBOARD



16 - MOTOR CONTROL CENTER



17 - GENERATOR



18 - PLUMBING SYSTEM



Photographic Overview



19 - FIRE ALARM PANEL



20 - TYPICAL HALLWAY



21 - HALLWAY COMMON SPACE



22 - CAFETERIA



23 - GYMNASIUM



24 - RESTROOM



Photographic Overview



25 - MEDIA CENTER



26 - KINDERGARTEN CLASSROOM



27 - TYPICAL CLASSROOM



28 - INTERIOR/ MIDDLE CLASSROOM



29 - MUSIC CLASSROOM



30 - FACULTY BREAK ROOM



Photographic Overview



31 - FACULTY WORK ROOM



32 - NURSE'S OFFICE



33 - KITCHEN OVERVIEW



34 - COURTYARD OVERVIEW



35 - SITE OVERVIEW



36 - PLAYGROUND OVERVIEW





Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-064.354	Jones Lane Elementary School	
	Source	On-Site Date	
	Google	March 12-13, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Jones Lane Elementary school

Name of person completing form: Gnonh Nabine

Title / Association with property:

Length of time associated w/ property:

Date Completed: 03/11/2026

Phone Number: 2407157239

Method of Completion: PRIOR: fully completed by client in advance

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 / renovated	1987		
2	Building size in SF	60,679		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				NA	
8	Are there any wall, window, basement or roof leaks?	YES				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		NO			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		NO			
14	Is the electrical service outdated, undersized, or otherwise problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.				NA	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Jones Lane Elementary School

BV Project Number: 172559.25R000-064.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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 RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Jones Lane Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Foundation	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	60,679 SF	38	11045876
B1010	Structure	Good	Superstructure, Masonry (CMU) Bearing Walls	60,679 SF	38	11045878
Interiors						
C1070	Classrooms General	Poor	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	2	10853561

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,500 SF	5	10840200
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	14,300 SF	6	10840300
B2020	Building Exterior	Fair	Glazing, any type by SF	4,700 SF	5	10840197
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	7	10840195
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	31,979 SF	11	10840180
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	28,700 SF	13	10840214
B3060	Roof	Fair	Roof Hatch, Metal	1	13	10840247
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	9	10	10840177
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	118	12	10840203
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	49,000 SF	8	10840211
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	27	10	10840222
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	81,080 SF	7	10840232
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	624 SF	8	10840219

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	14,600 SF	26	10840251
C2010	Faculty Break Rooms	Poor	Wall Finishes, any surface, Prep & Paint	800 SF	2	10840173
C2030	Restrooms	Fair	Flooring, Ceramic Tile	9,100 SF	15	10840229
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,200 SF	14	10840183
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	3,600 SF	7	10840165
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	43,200 SF	6	10840228
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	4	10840259
C2030	Media Center	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	6	10840193
C2050	Gymnasium	Fair	Ceiling Finishes, Exposed Irregular Elements, Prep & Paint	3,600 SF	7	10840250
Plumbing						
D2010	Restrooms	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	10840278
D2010	Restrooms	Fair	Urinal, Standard	9	13	10840208
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	9	17	10840166
D2010	Boiler Room	Good	Backflow Preventer, Domestic Water, 6 IN	1	22	10840271
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	14	10840261
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	7	10840243
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	25	15	10840280
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	15	10840215
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	60,679 SF	16	10840295
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	7	10840238
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 5 HP	1	7	10840204
D2060	Boiler Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	10	10840270
HVAC						
D3020	Boiler Room	Fair	Unit Heater, Hydronic, 36 MBH	1	6	10840169
D3020	Gymnasium Storage	Fair	Unit Heater, Hydronic, 36 MBH [UH-4]	1	8	10840288

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	4	10840282
D3020	Lawn care storage	Fair	Unit Heater, Hydronic, 36 MBH	1	6	10840168
D3020	Main Electrical Room	Fair	Unit Heater, Electric, 5 kW	1	9	10840297
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL	1	5	10840184
D3020	Utility Rooms near stage	Fair	Unit Heater, Hydronic, 36 MBH [UH-10]	1	7	10840289
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1400 MBH	1	16	10840303
D3020	Gymnasium Storage	Fair	Unit Heater, Hydronic, 36 MBH [UH-5]	1	7	10840217
D3020	Lawn care storage	Fair	Unit Heater, Hydronic, 36 MBH [UH-9]	1	6	10840205
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1400 MBH	1	16	10840187
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	4	10840266
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	9	10840286
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	7	10840255
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 130 TON	1	16	10840249
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton, 3 TON	31	5	10840209
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	4	10840302
D3050	Roof	Good	Air Handler, Exterior AHU, Packaged, 2401 to 4000 CFM, 3300 CFM [HV-1]	1	16	10840285
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [DOAS-1]	1	16	10840216
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 1 HP	1	4	10840265
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 1200 CFM	4	8	10840201
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [DOAS-2]	1	16	10840225
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	60,679 SF	12	10840273
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-2]	1	7	10840268
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP	1	10	10840245
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM	12	6	10840240
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-5]	1	10	10840275

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [DOAS-3]	1	16	10840189
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 13 to 15 TON, 15 TON [RTU-1]	1	16	10840234
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-4]	1	7	10840283
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [P-6]	1	10	10840290
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	60,679 SF	8	10840230
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 15 HP	1	12	10840236
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	4	10840281
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-10]	1	5	10840199
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-9]	1	5	10840185
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 150 CFM	1	5	10840306
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-11]	1	5	10840287
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-9]	1	5	10840262
D3060	Gymnasium	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	4	10840254
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-13]	1	5	10840299
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-70]	1	5	10840175
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM	1	8	10840264
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-6]	1	2	10840192
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-71]	1	5	10840292
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-8]	1	2	10840196
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-5]	1	5	10840233
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-7]	1	4	10840167
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-12]	1	5	10840164
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	60,679 SF	10	10840291
Electrical						

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	10	10840304
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	10	10840206
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 135 KW	1	15	10840294
D5020	Main Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP	1	5	10840237
D5020	Boiler Room	Fair	Motor Control Center, w/ Main Breaker, 1600 AMP [MCC-II]	1	4	10840220
D5020	Main Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP	1	5	10840178
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 3 HP, Replace/Install [VFD P-5]	1	15	10840176
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	60,679 SF	6	10840170
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 3 HP, Replace/Install [VFD P-6]	1	15	10840257
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 3 HP, Replace/Install [VFD P-7]	1	15	10840244
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	60,679 SF	10	10840202
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	1	6	10840191
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	60,679 SF	6	10840267
D5040	Gymnasium	Fair	Gymnasium Lighting, High Intensity Fixtures, 400 W	16	8	10840301
D5040	Cafeteria	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	500 SF	9	10840272
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	60,679 SF	13	10840269
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	60,679 SF	11	10840277
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	60,679 SF	8	10840239
D7050	Building Services Office	Fair	Fire Alarm Panel, Fully Addressable	1	9	10840242
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	60,679 SF	9	10840274
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	10840181
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	7	10840252
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	10840182

Component Condition Report | Jones Lane Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	6	10840210
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	10840279
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	15	10840212
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	3 LF	8	10840258
E1030	Utility Rooms near stage	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	10	10840256
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	10840171
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	5	10840248
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	10840186
E1030	Kitchen	Poor	Foodservice Equipment, Freezer, 2-Door Reach-In	1	2	10840224
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	6	10840188
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	10840207
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable	6	12	10840213
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	320 LF	9	10840298
E2010	Media Center	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	60 LF	8	10840235

Component Condition Report | Jones Lane Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	7	10840190
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,300 SF	4	10840246
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	2,750 LF	17	10840226
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	18,200 SF	16	10840284
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,100 SF	6	10840296
Athletic, Recreational & Playfield Areas						

Component Condition Report | Jones Lane Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	6	10840263
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	12	10840260
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	6,800 SF	3	10840305
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	8,200 SF	4	10840172
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	9,600 SF	4	10840253
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	10840194
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	10840179
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	9	10840227
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	8	10840198
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	9	10840223
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,000 LF	23	10840241
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	10	10840174
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	1	5	10853562
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	8	10840276
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	21	12	10840293

Appendix F: Replacement Reserves

Replacement Reserves Report



5/21/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5020	Main Electrical Room	10840237	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$50,475.00	\$50,475						\$50,475																\$50,475
D5020	Main Electrical Room	10840178	Switchboard, 120/208 V, Replace	40	35	5	1	EA	\$50,475.00	\$50,475						\$50,475																\$50,475
D5020	Boiler Room	10840220	Motor Control Center, w/ Main Breaker, Replace	30	26	4	1	EA	\$9,625.00	\$9,625					\$9,625																	\$9,625
D5030	Throughout Building	10840170	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	60679	SF	\$3.13	\$189,925						\$189,925																\$189,925
D5030	Boiler Room	10840176	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$3,045.00	\$3,045																\$3,045						\$3,045
D5030	Boiler Room	10840257	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$3,045.00	\$3,045																\$3,045						\$3,045
D5030	Boiler Room	10840244	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$3,045.00	\$3,045																\$3,045						\$3,045
D5040	Building Exterior	10840191	Exterior Light, any type, w/ LED Replacement, Replace	20	14	6	1	EA	\$1,327.00	\$1,327						\$1,327																\$1,327
D5040	Throughout Building	10840267	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	60679	SF	\$0.65	\$39,441						\$39,441										\$39,441						\$78,883
D5040	Gymnasium	10840301	Gymnasium Lighting, High Intensity Fixtures, 400 W, Replace	20	12	8	16	EA	\$1,607.00	\$25,712								\$25,712														\$25,712
D5040	Cafeteria	10840272	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	11	9	500	SF	\$30.00	\$15,000									\$15,000													\$15,000
D5040	Throughout Building	10840202	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	60679	SF	\$6.75	\$409,583										\$409,583												\$409,583
D6060	Throughout Building	10840269	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	7	13	60679	SF	\$1.65	\$100,120													\$100,120									\$100,120
D7030	Throughout Building	10840277	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	60679	SF	\$2.00	\$121,358												\$121,358										\$121,358
D7050	Throughout Building	10840239	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	60679	SF	\$3.00	\$182,037								\$182,037														\$182,037
D7050	Building Services Office	10840242	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$14,600.00	\$14,600										\$14,600												\$14,600
D8010	Throughout Building	10840274	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	60679	SF	\$2.50	\$151,698										\$151,698												\$151,698
E1030	Kitchen	10840224	Foodservice Equipment, Freezer, 2-Door Reach-In, Replace	15	13	2	1	EA	\$7,108.00	\$7,108			\$7,108														\$7,108					\$14,216
E1030	Kitchen	10840248	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	5	LF	\$1,000.00	\$5,000					\$5,000																	\$5,000
E1030	Kitchen	10840182	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$2,567.00	\$2,567						\$2,567										\$2,567						\$5,134
E1030	Kitchen	10840210	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	5	LF	\$1,000.00	\$5,000					\$5,000																	\$5,000
E1030	Kitchen	10840188	Foodservice Equipment, Convection Oven, Single, Replace	10	4	6	1	EA	\$2,567.00	\$2,567						\$2,567										\$2,567						\$5,134
E1030	Kitchen	10840252	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	8	7	1	EA	\$3,825.00	\$3,825							\$3,825															\$3,825
E1030	Kitchen	10840279	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$7,108.00	\$7,108								\$7,108														\$7,108
E1030	Kitchen	10840258	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	12	8	3	LF	\$1,000.00	\$3,000								\$3,000														\$3,000
E1030	Kitchen	10840171	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	\$7,108.00	\$7,108									\$7,108													\$7,108
E1030	Kitchen	10840186	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$4,934.00	\$4,934									\$4,934													\$4,934
E1030	Utility Rooms near stage	10840256	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	10	10	1	EA	\$17,090.00	\$17,090										\$17,090												\$17,090
E1030	Kitchen	10840181	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	\$4,500.00	\$4,500																\$4,500						\$4,500
E1030	Kitchen	10840212	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	\$2,505.00	\$2,505																\$2,505						\$2,505
E1040	Throughout Building	10840207	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	2	EA	\$2,042.25	\$4,085							\$4,085										\$4,085					\$8,169
E1070	Gymnasium	10840213	Basketball Backboard, Wall-Mounted, Operable	30	18	12	6	EA	\$3,560.00	\$21,360												\$21,360										\$21,360
E2010	Media Center	10840235	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height, Replace	20	12	8	60	LF	\$336.00	\$20,160								\$20,160														\$20,160
E2010	Throughout Building	10840298	Casework, Cabinetry, Standard, Replace	20	11	9	320	LF	\$285.50	\$91,360									\$91,360													\$91,360
Totals, Unescalated											\$0	\$0	\$11,691	\$0	\$41,458	\$591,898	\$554,521	\$164,926	\$782,460	\$280,259	\$566,051	\$441,148	\$374,311	\$271,893	\$43,666	\$296,933	\$734,839	\$117,374	\$0	\$8,525	\$0	\$5,281,953
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$12,403	\$0	\$46,661	\$686,172	\$662,127	\$202,839	\$991,197	\$365,674	\$760,725	\$610,652	\$533,678	\$399,285	\$66,049	\$462,612	\$1,179,201	\$194,002	\$0	\$14,949	\$0	\$7,188,225

Jones Lane Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site	10840190	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	23	7	500	SF	\$27.75	\$13,875								\$13,875														\$13,875
G2020	Site	10840246	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	52300	SF	\$0.44	\$23,185					\$23,185				\$23,185									\$23,185				\$92,738
G2020	Site	10840226	Parking Lots, Curb & Gutter, Concrete, Replace	50	33	17	2750	LF	\$24.20	\$66,550																\$66,550						\$66,550
G2030	Site	10840296	Sidewalk, Concrete, Small Areas/Sections, Replace	50	44	6	1100	SF	\$16.35	\$17,985					\$17,985																	\$17,985
G2030	Site	10840284	Sidewalk, Concrete, Large Areas, Replace	50	34	16	18200	SF	\$8.34	\$151,788																\$151,788						\$151,788
G2050	Site	10840172	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	8200	SF	\$0.44	\$3,635					\$3,635				\$3,635							\$3,635					\$3,635	
G2050	Site	10840253	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	9600	SF	\$0.44	\$4,256					\$4,256				\$4,256							\$4,256					\$4,256	
G2050	Site	10840227	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	1	EA	\$4,900.00	\$4,900									\$4,900													\$4,900
G2050	Site	10840260	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	4	EA	\$6,150.00	\$24,600												\$24,600										\$24,600
G2050	Site	10840305	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	6800	SF	\$1.30	\$8,840				\$8,840				\$8,840						\$8,840			\$8,840					\$35,360

Replacement Reserves Report



5/21/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate					
G2050	Site	10840263	Play Structure, Multipurpose, Small, Replace	20	14	6	1	EA	\$9,673.00	\$9,673							\$9,673														\$9,673						
G2050	Site	10840198	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$9,673.00	\$9,673								\$9,673													\$9,673						
G2050	Site	10840194	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$19,400.00	\$19,400												\$19,400									\$19,400						
G2050	Site	10840179	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	\$19,400.00	\$19,400												\$19,400									\$19,400						
G2060	Site	10853562	Bike Rack, Fixed 6-10 Bikes, Replace	20	15	5	1	EA	\$753.00	\$753						\$753															\$753						
G2060	Site	10840276	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	17	8	1	EA	\$1,102.00	\$1,102								\$1,102													\$1,102						
G2060	Site	10840174	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	3	EA	\$781.50	\$2,345											\$2,345										\$2,345						
G2060	Site	10840223	Signage, Property, Monument, Replace/Install	20	11	9	1	EA	\$2,274.50	\$2,275									\$2,275												\$2,275						
G4050	Site	10840293	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	21	EA	\$4,000.00	\$84,000												\$84,000									\$84,000						
Totals, Unescalated											\$0	\$0	\$0	\$8,840	\$31,075	\$753	\$27,658	\$13,875	\$19,615	\$38,250	\$2,345	\$0	\$147,400	\$8,840	\$31,075	\$0	\$151,788	\$66,550	\$8,840	\$31,075	\$0						\$587,979
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$9,660	\$34,976	\$873	\$33,025	\$17,064	\$24,848	\$49,907	\$3,151	\$0	\$210,157	\$12,982	\$47,004	\$0	\$243,575	\$109,997	\$15,050	\$54,491	\$0						\$866,759

* 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
D20 Plumbing													
1	10840238	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Jones Lane Elementary School / Main Building	Boiler Room	State Industries, Inc.	199000	1112M000107	2011		
2	10840271	D2010	Backflow Preventer	Domestic Water	6 IN	Jones Lane Elementary School / Main Building	Boiler Room						
3	10840204	D2060	Air Compressor	Tank-Style	5 HP	Jones Lane Elementary School / Main Building	Boiler Room	Quincy Compressor	BM325QRBDT-453467	QU1010110083	2010		
4	10840270	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Jones Lane Elementary School / Main Building	Boiler Room	Hankison	HPR15	H015A1150911092	2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10840303	D3020	Boiler	Gas, HVAC	1400 MBH	Jones Lane Elementary School / Main Building	Boiler Room	Fulton Pulse	PHW-1400	111751	2011		
2	10840187	D3020	Boiler	Gas, HVAC	1400 MBH	Jones Lane Elementary School / Main Building	Boiler Room	Fulton Pulse	PHW-1400	111732	2011		
3	10840297	D3020	Unit Heater	Electric	5 kW	Jones Lane Elementary School / Main Building	Main Electrical Room						
4	10840169	D3020	Unit Heater	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
5	10840168	D3020	Unit Heater	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Lawn care storage	Inaccessible	Inaccessible	Inaccessible			
6	10840289	D3020	Unit Heater [UH-10]	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Utility Rooms near stage	Inaccessible	Inaccessible	Inaccessible			
7	10840288	D3020	Unit Heater [UH-4]	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Gymnasium Storage	Inaccessible	Inaccessible	Inaccessible			
8	10840217	D3020	Unit Heater [UH-5]	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Gymnasium Storage	Inaccessible	Inaccessible	Inaccessible			
9	10840205	D3020	Unit Heater [UH-9]	Hydronic	36 MBH	Jones Lane Elementary School / Main Building	Lawn care storage	Inaccessible	Inaccessible	Inaccessible			
10	10840184	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Jones Lane Elementary School / Main Building	Boiler Room	Taco	Inaccessible	Illegible	1987		
11	10840249	D3030	Chiller	Air-Cooled	130 TON	Jones Lane Elementary School / Main Building	Building Exterior	Daikin Industries	AGZ130ERMNN-ER00	STNU160300020	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10840266	D3030	Split System Ductless	Single Zone	1 TON	Jones Lane Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GE12NA	1008093T			
13	10840286	D3030	Split System Ductless	Single Zone	1 TON	Jones Lane Elementary School / Main Building	Roof	Inaccessible	AR12KSWSJWKXCV	0F6TPAEK800051J	2018		
14	10840255	D3030	Split System Ductless	Single Zone	.75 TON	Jones Lane Elementary School / Main Building	Roof	Fujitsu	AOU9RL2	EXN026721			
15	10840302	D3030	Split System Ductless	Single Zone	1 TON	Jones Lane Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GE12NA	190903A			
16	10840209	D3030	Unit Ventilator	approx/nominal 3 Ton	3 TON	Jones Lane Elementary School / Main Building	Throughout Building						31
17	10840265	D3050	Pump	Distribution, HVAC Heating Water	1 HP	Jones Lane Elementary School / Main Building	Boiler Room	Baldor	EM3116T	F1011131847	2011		
18	10840245	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	WEG	001580T3E 145T-SG	Inaccessible	2019		
19	10840236	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Jones Lane Elementary School / Main Building	Boiler Room	Baldor Reliance	EM3116T	F1101141432	2011		
20	10840268	D3050	Pump [P-2]	Distribution, HVAC Heating Water	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	Baldor Reliance	EM3211T-G	F1512171890	2015		
21	10840283	D3050	Pump [P-4]	Distribution, HVAC Heating Water	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	Baldor Reliance	EM3211T-G	F1512021035	2015		
22	10840275	D3050	Pump [P-5]	Distribution, HVAC Heating Water	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	WEG	003180T3E182T-SG	1047801260	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10840290	D3050	Pump [P-6]	Distribution, HVAC Heating Water	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	WEG	003180T3E182T-SG	1047801261	2019		
24	10840285	D3050	Air Handler [HV-1]	Exterior AHU, Packaged, 2401 to 4000 CFM	3300 CFM	Jones Lane Elementary School / Main Building	Roof	Petra	PAH-100	190873/0501/01	2019		
25	10840201	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Jones Lane Elementary School / Main Building	Throughout Building						4
26	10840240	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Jones Lane Elementary School / Main Building	Throughout Building						12
27	10840216	D3050	Packaged Unit [DOAS-1]	RTU, Pad or Roof-Mounted	20 TON	Jones Lane Elementary School / Main Building	Roof	Petra	PPH-20	190873/0101/01	2019		
28	10840225	D3050	Packaged Unit [DOAS-2]	RTU, Pad or Roof-Mounted	7.5 TON	Jones Lane Elementary School / Main Building	Roof	Petra	PPH-7 5	19073/0201/01	2019		
29	10840189	D3050	Packaged Unit [DOAS-3]	RTU, Pad or Roof-Mounted	7.5 TON	Jones Lane Elementary School / Main Building	Roof	Petra	PPH-7 5	190873/0301/01	2019		
30	10840234	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted, 13 to 15 TON	15 TON	Jones Lane Elementary School / Main Building	Roof	Petra	PPH-15	19087/0401/01	2019		
31	10840306	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	150 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
32	10840281	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Jones Lane Elementary School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			
33	10840254	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Jones Lane Elementary School / Main Building	Gymnasium	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10840264	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Greenheck	CUBE- 131-5-6	1186 3554 0908	2009		
35	10840199	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	4YC69	Inaccessible			
36	10840287	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
37	10840164	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
38	10840299	D3060	Exhaust Fan [EF-13]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
39	10840233	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
40	10840192	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
41	10840167	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
42	10840175	D3060	Exhaust Fan [EF-70]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
43	10840292	D3060	Exhaust Fan [EF-71]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
44	10840196	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10840185	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 10" Damper	500 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
46	10840262	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Jones Lane Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10840294	D5010	Generator	Gas or Gasoline	135 KW	Jones Lane Elementary School / Main Building	Building Exterior	Marathon	363PSL1607	MT-0084422-0519			
2	10840304	D5010	Automatic Transfer Switch	ATS	400 AMP	Jones Lane Elementary School / Main Building	Boiler Room	ASCO	Inaccessible	Inaccessible			
3	10840206	D5010	Automatic Transfer Switch	ATS	400 AMP	Jones Lane Elementary School / Main Building	Boiler Room	ASCO	Inaccessible	Inaccessible			
4	10840237	D5020	Switchboard	120/208 V	1600 AMP	Jones Lane Elementary School / Main Building	Main Electrical Room	Westinghouse	NA	YC22428	1987		
5	10840178	D5020	Switchboard	120/208 V	1600 AMP	Jones Lane Elementary School / Main Building	Main Electrical Room	Westinghouse	NA	LYC22428	1987		
6	10840220	D5020	Motor Control Center [MCC-II]	w/ Main Breaker	1600 AMP	Jones Lane Elementary School / Main Building	Boiler Room						
7	10840176	D5030	Variable Frequency Drive [VFD P-5]	VFD, by HP of Motor	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	Yaskawa	CIMR-ZU2A0011FAA	1W195310843003	2019		
8	10840257	D5030	Variable Frequency Drive [VFD P-6]	VFD, by HP of Motor	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	Yaskawa	CIMR-ZU2A0011FAA	1W195310843002	2019		
9	10840244	D5030	Variable Frequency Drive [VFD P-7]	VFD, by HP of Motor	3 HP	Jones Lane Elementary School / Main Building	Boiler Room	Yaskawa	CIMR-ZU2A0011FAA	1W195310843001	2019		
10	10840301	D5040	Gymnasium Lighting	High Intensity Fixtures, 400 W		Jones Lane Elementary School / Main Building	Gymnasium						16

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10840242	D7050	Fire Alarm Panel	Fully Addressable		Jones Lane Elementary School / Main Building	Building Services Office						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10840212	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Jones Lane Elementary School / Main Building	Kitchen						
2	10840181	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Jones Lane Elementary School / Main Building	Kitchen						
3	10840182	E1030	Foodservice Equipment	Convection Oven, Single		Jones Lane Elementary School / Main Building	Kitchen	Blodgett	DFG-200	072116EA026B			
4	10840188	E1030	Foodservice Equipment	Convection Oven, Single		Jones Lane Elementary School / Main Building	Kitchen	Blodgett	DFG-200	072116EA025T			
5	10840186	E1030	Foodservice Equipment	Dairy Cooler/Wells		Jones Lane Elementary School / Main Building	Kitchen	Continental	MC4-SS-S	15582826			
6	10840252	E1030	Foodservice Equipment	Freezer, 1-Door Reach-In		Jones Lane Elementary School / Main Building	Kitchen	Traulsen	GHT 1-32WUT	218405 6H			
7	10840224	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Jones Lane Elementary School / Main Building	Kitchen	Traulsen	GHT 1-32NUT	218406 6H			
8	10840279	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Jones Lane Elementary School / Main Building	Kitchen						
9	10840171	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Jones Lane Elementary School / Main Building	Kitchen	True Manufacturing Co	TS-49	8627746			
10	10840256	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Jones Lane Elementary School / Main Building	Utility Rooms near stage	GPI	Inaccessible	Inaccessible			
11	10840207	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Jones Lane Elementary School / Main Building	Throughout Building						2