



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Kemp Mill Elementary School  
411 Sisson Street  
Silver Spring, MD 20902

**PREPARED BY:**

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**BV PROJECT #:**

172559.25R000-065.354

**DATE OF REPORT:**

April 13, 2026

**ON SITE DATE:**

December 15, 2025

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	411 Sisson Street, Silver Spring, MD 20902
<b>Site Developed</b>	1960 Renovated 1996
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	December 15, 2025
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Kemp Mill Elementary School, originally constructed in 1960, consists of one permanent main building on its campus and three modular building classrooms. The building was extensively renovated and added to in 1996. The campus received roofing and siding replacement in 2021 and pavement refreshers in 2018.

### Architectural

The campus structures are masonry framed and feature brick and stucco exteriors with a built-up roofing system. An aluminum siding wall system was observed at roof level at the perimeter. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. Moisture intrusion was reported and observed at some of the second-floor windows. Interior finishes have been well-maintained and are in fair condition. The gym floor was observed to be in poor condition and will require replacement in the short term. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off an air-cooled chiller and two gas fired boilers. The chilled and hot water are distributed by pumps to hydronic unit ventilators and air handlers located in different mechanical spaces and common areas throughout the school. The heating and cooling system was observed to be in fair condition and will require replacement in the near term due to age and outdated refrigerant. Exhaust ventilation is provided by roof mounted exhaust fans that will require lifecycle replacement in the near term due to excessive age. Domestic hot water is provided by gas-fired water heaters located in the mechanical room. The plumbing fixtures were observed to be in good condition and are assumed to be part of recent replacements. Plumbing system replacements are anticipated in the near term. The electrical system is composed of main switchboards, panel boards and transformers and were observed to be in fair condition and are currently in the middle of their useful life. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

### Site

The site parking lot and driveway asphalt pavement are currently in good condition and part of a recent replacement. Seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair to good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

### 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 MDCI will be presented upon final of all assessments.

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.622476.

## Immediate Needs

Facility/Building	Total Items	Total Cost
Kemp Mill Elementary School	2	\$25,800
<b>Total</b>	<b>2</b>	<b>\$25,800</b>

### Kemp Mill Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10193622	Restroom	Y1050	ADA Restrooms, Grab Bars & Blocking, Install	NA	Accessibility	\$10,800
10192808	Staff Lounge	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
<b>Total (2 items)</b>						<b>\$25,800</b>



## Key Findings



### Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM  
Main Building Kemp Mill Elementary School Roof

Uniformat Code: D3060  
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

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Roof mounted exhaust fan is inoperable. - AssetCALC ID: 10188532



### Flooring in Poor condition.

Wood, Sports  
Main Building Kemp Mill Elementary School Gymnasium

Uniformat Code: C2030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$85,000

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The gymnasium floor is age damaged with several areas of lifted planks and protruding nails that could create a tripping hazard. - AssetCALC ID: 10188639



### ADA Kitchen and Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration  
Kemp Mill Elementary School Staff Lounge

Uniformat Code: Y1060  
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Kitchen area at the staff lounge was observed to not be ADA compliant. - AssetCALC ID: 10192808



### ADA Restrooms

Grab Bars and Blocking  
Kemp Mill Elementary School Restroom

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$10,800

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Missing grab bars were observed at the restrooms throughout the school. - AssetCALC ID: 10193622



## Playground Surfaces

Rubber, Poured-in-Place  
Site Kemp Mill Elementary School Site  
Playground Areas

Uniformat Code: G2050  
Recommendation: **Replace in 2028**

Priority Score: **55.7**

Plan Type:  
Retrofit/Adaptation

Cost Estimate: \$265,200

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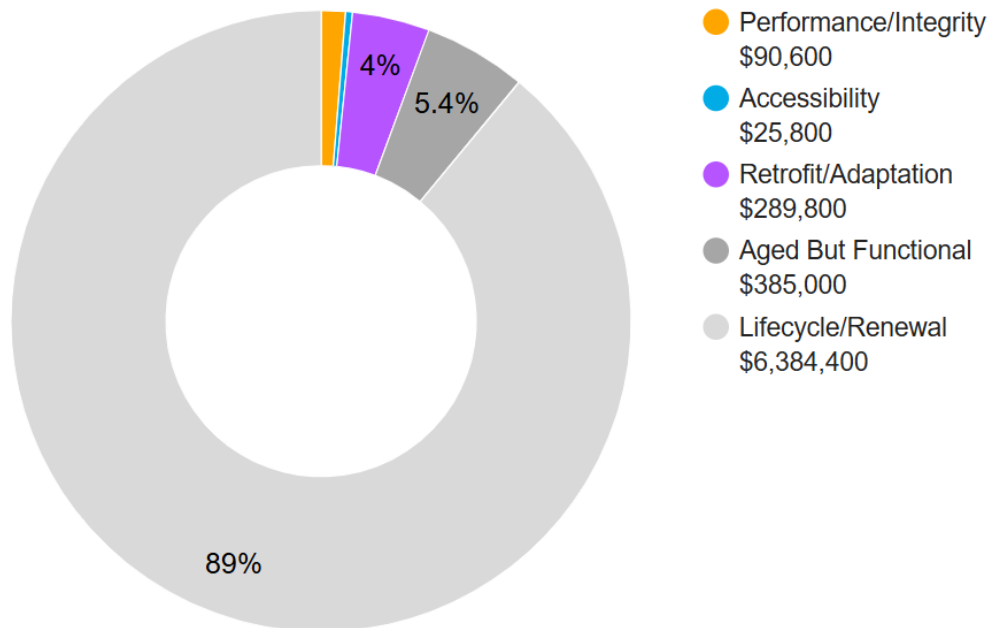
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended. - AssetCALC ID: 10188664

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	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: \$7,175,600



## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	411 Sisson Street, Silver Spring, MD 20902
<b>GPS Coordinates</b>	39.0437512, -77.0169112
<b>Constructed/Renovated</b>	1960/1996
<b>Building Area</b>	68,222 SF
<b>Number of Stories</b>	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Stucco, Brick, Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT, Unfinished/exposed	Fair
<b>Elevators</b>	None	--

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chiller, air handlers, and unit ventilator terminal units Non-Central System: Split-system heat pumps, ductless split-systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	\$44,400	-	-	\$44,400
Facade	-	\$70,900	\$805,300	\$177,800	\$95,300	\$1,149,300
Roofing	-	-	\$32,800	-	-	\$32,800
Interiors	-	\$87,600	\$738,400	\$149,600	\$916,900	\$1,892,500
Plumbing	-	\$2,000	\$393,400	\$76,300	\$3,100	\$474,800
HVAC	-	\$1,470,400	\$281,000	\$5,700	\$147,200	\$1,904,300
Fire Protection	-	-	\$82,200	\$14,100	-	\$96,300
Electrical	-	\$47,000	\$41,000	\$485,100	\$186,000	\$759,200
Fire Alarm & Electronic Systems	-	\$180,900	-	\$315,800	\$573,700	\$1,070,400
Equipment & Furnishings	-	\$29,800	\$742,600	\$62,200	\$80,900	\$915,500
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$1,888,600</b>	<b>\$3,161,000</b>	<b>\$1,286,700</b>	<b>\$2,003,100</b>	<b>\$8,339,400</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	8.0 acres (estimated)	
<b>Parking Spaces</b>	80 total spaces all in open lots; four of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link and wrought iron fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, and bushes Irrigation not present Concrete retaining walls Severe site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair
<b>Ancillary Structures</b>	Prefabricated modular buildings	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	\$6,200	\$12,400	-	\$18,600
Special Construction & Demo	-	-	-	-	\$924,600	\$924,600
Site Pavement	-	\$30,600	-	\$324,800	\$470,000	\$825,400
Site Development	-	\$20,200	\$297,700	\$25,700	\$529,600	\$873,200
Site Utilities	-	-	\$65,600	-	-	\$65,600
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$50,700</b>	<b>\$369,400</b>	<b>\$363,000</b>	<b>\$1,924,200</b>	<b>\$2,707,300</b>

## 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1960/1996	No	No
Main Building	1960/1996	No	Yes

No detailed follow-up accessibility study is currently recommended since only limited 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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kemp Mill Elementary School, 411 Sisson Street, Silver Spring, MD 20902, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

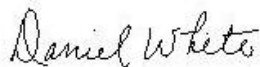
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Jake Stauffer  
Project Assessor

**Reviewed by:**



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## 8. Appendices

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- 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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - PRIMARY ROOF OVERVIEW

## Photographic Overview



7 - PRIMARY ROOF OVERVIEW



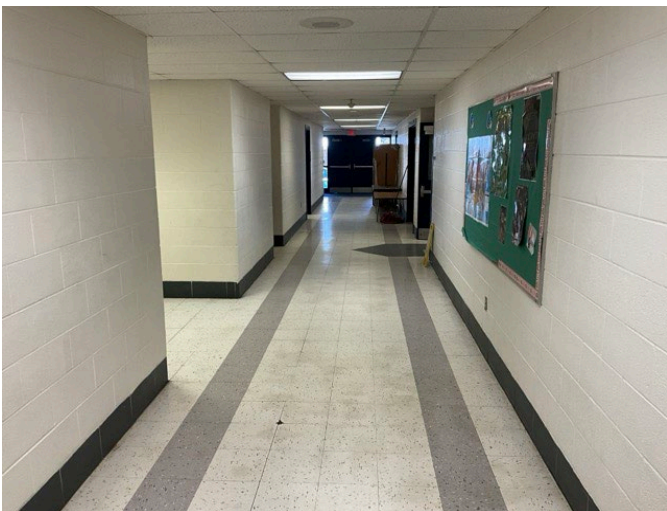
8 - RAMP



9 - OFFICES



10 - LIBRARY



11 - TYPICAL HALLWAY



12 - TYPICAL CLASSROOM

## Photographic Overview



13 - CAFETERIA



14 - CLINIC



15 - STAFF LOUNGE



16 - GYMNASIUM



17 - OFFICES



18 - TYPICAL CLASSROOM

## Photographic Overview



19 - WATER HEATER



20 - DOMESTIC WATER PIPING



21 - SECONDARY MECHANICAL ROOM



22 - CHILLERS AND PUMPS



23 - MAIN MECHANICAL ROOM



24 - MAIN ELECTRICAL ROOM

## Photographic Overview



25 - EMERGENCY GENERATOR



26 - MAIN SWITCHBOARD



27 - FIRE ALARM PANEL



28 - FIRE SPRINKLER RISERS



29 - SPORTS COURTS



30 - MAIN PARKING AREA

## Photographic Overview



31 - MAIN PARKING AREA



32 - SIDEWALKS AND LANDSCAPING



33 - SITE FURNISHINGS



34 - PLAYGROUND

## Appendix B:

Site Plan(s)

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# Site Plan



BUREAU  
VERITAS

**Project Number**

172559.25R000-065.354

**Source**

Google

**Project Name**

Kemp Mill Elementary School

**On-Site Date**

December 15, 2025



## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Kemp Mill Elementary School

**Name of person completing form:** Maria VILELA

**Title / Association w/ property:** Building Services Manager

**Length of time associated w/ property:** 5 Years

**Date Completed:** 12/16/2025

**Phone Number:** 240-740-5970

**Method of Completion:** INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1960	Renovated	
2	Building size in SF	68,222	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2021	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2018	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC outdated		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?					
8	Are there any wall, window, basement or roof leaks?	X				2nd floor window leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				215, cafeteria . Remediated
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Classroom 204. Fixed
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				HVAC system throughout
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				HVAC system throughout
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Kemp Mill Elementary School

BV Project Number: 172559.25R000-065.354

### 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			1996 building renovation
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 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



ACCESSIBLE ENTRANCE



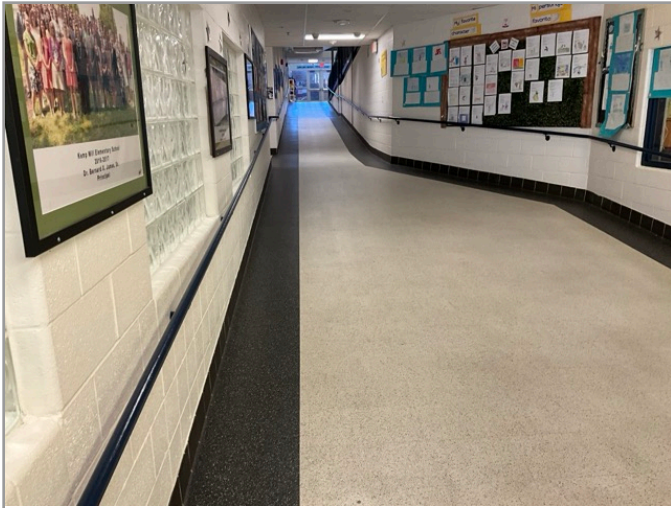
ADDITIONAL ENTRANCE

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

### Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO 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

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## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	52,000 SF	46	10188640
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	68,222 SF	46	10188624
B1080	Interior Stairs	Fair	Stairs, Metal or Pan-Filled, Interior	700 SF	3	10188570
B1080	Interior Stairs	Fair	Stair Treads, Raised Rubber Tile	700 SF	3	10188535
<b>Facade</b>						
B2010	Roof	Good	Exterior Walls, Aluminum Siding	7,200 SF	36	10188609
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	900 SF	7	10188529
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	17,500 SF	2	10188564
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	17,500 SF	7	10188651
B2020	Building Exterior	Fair	Glazing, any type by SF	13,400 SF	3	10188625
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	6	10188610
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	15	8	10188523
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Built-Up	57,000 SF	21	10188605
B3060	Roof	Fair	Roof Skylight, per SF of glazing	600 SF	3	10188598
<b>Interiors</b>						
C1010	Corridors	Fair	Movable Partition, Gym Divider, Basic/Manual	1,000 SF	4	10188552
C1020	Throughout	Fair	Interior Glazing, any type by SF	450 SF	7	10188643
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	96	6	10188629
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	53,500 SF	3	10188536
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	11	10188563
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	102,000 SF	3	10188559
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	4,800 SF	17	10188568

## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	500 SF	9	10188553
C2030	Cafeteria	Fair	Flooring, Wood, Strip, Refinish	800 SF	3	10188632
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	55,500 SF	3	10188641
C2030	Gymnasium	Poor	Flooring, Wood, Sports	5,000 SF	1	10188639
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,600 SF	7	10188597
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,400 SF	28	10188590
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	15,000 SF	4	10188587
<b>Plumbing</b>						
D2010	Restrooms	Good	Toilet, Commercial Water Closet	22	21	10188540
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	68,222 SF	3	10188557
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	7	10188654
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 1 IN, 1 IN	1	22	10188635
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	16	21	10188525
D2010	Mechanical Room	Fair	Water Heater, Gas, Residential, 60 to 120 GAL, 100 GAL	1	2	10188585
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 0.75 IN, 0.75 IN	1	3	10188650
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	44	9	10188599
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	4	10188614
D2010	Restrooms	Good	Urinal, Standard	5	21	10188545
D2060	Mechanical room 1	Fair	Air Compressor, Tank-Style, 5 HP, 3 HP	1	3	10188602
<b>HVAC</b>						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1600 MBH [Boiler 1]	1	3	10188548
D3020	Mechanical Room	Fair	Unit Heater, Electric, 1 to 5 KW, Inaccessible	1	2	10188547
D3020	Mechanical Room 1	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1300 MBH [Boiler 2]	1	2	10188561
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	2	10188588
D3030	Mechanical Enclosure	Fair	Chiller, Air-Cooled, 151 to 200 TON, Illegible	1	2	10188655

## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, No dataplate	30	2	10188575
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 11 to 12.5 TON, 12.5 ton	1	2	10188555
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	3	10188579
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON, 5 TON	1	2	10188595
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	3	10188592
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 11 to 12.5 TON, No dataplate	1	2	10188576
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	6	10188596
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Illegible	1	2	10188543
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	2	10188584
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	2	10188571
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, 5 HP	1	3	10188565
D3050	Mechanical Room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1500 CFM [AHU4]	1	3	10188538
D3050	Mechanical Room 3	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM, 1500 CFM [AHU5]	1	3	10188611
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, Illegible	1	3	10188572
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Illegible	1	3	10188539
D3050	Mechanical Room 4	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, 4000 CFM [AHU1]	1	3	10188638
D3050	Mechanical Room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, 4000 CFM [AHU3]	1	3	10188607
D3050	Mechanical Room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, 5000 CFM [AHU2]	1	3	10188642
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, 5 HP	1	3	10188633
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, 2 HP	1	3	10188604
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, 5 HP	1	3	10188550
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	68,222	SF 2	10188562
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	68,222	SF 2	10188533
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, 2 HP	1	3	10188612
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F13]	1	3	10188656

## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F31]	1	3	10188591
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F21]	1	3	10188581
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	3	10188534
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F22]	1	3	10188541
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F17]	1	3	10188653
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F12]	1	3	10188649
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [F3]	1	3	10188608
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F27]	1	3	10188620
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	10188618
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F24]	1	3	10188556
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F13]	1	3	10188560
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF6]	1	3	10188566
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	1	3	10188583
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F11]	1	3	10188528
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F16]	1	3	10188580
D3060	Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F10]	1	1	10188532
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1	3	10188567
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F5]	1	3	10188589
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	10188636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F26]	1	3	10188615
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1	3	10188617
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F4]	1	3	10188558
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F2]	1	3	10188634
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [F23]	1	3	10188573

### Fire Protection

## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	68,222	SF	4	10188544
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN, 6 IN	1	10		10188645
<b>Electrical</b>							
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP, Inaccessible	1	20		10188626
D5010	Electrical Room	Fair	Generator, Diesel, 10 to 30 KW, 30 KW	1	3		10188531
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP, 1600 AMP	1	22		10188644
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3		10188627
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP, 1600 AMP	1	24		10188582
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	9		10188578
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 500 KVA, 500 KVA	1	11		10188646
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,222	SF	23	10188622
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	900	SF	6	10188594
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	68,222	SF	2	10188554
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	14	4		10188551
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,222	SF	9	10188574
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	12		10188546
<b>Fire Alarm &amp; Electronic Systems</b>							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,222	SF	6	10188606
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	68,222	SF	6	10188621
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	7		10188613
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,222	SF	12	10188631
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	68,222	SF	2	10188527
<b>Equipment &amp; Furnishings</b>							
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4		10188647
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner	1	3		10188593

## Component Condition Report | Kemp Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	10188623
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10188524
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	10188603
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	17	10188600
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, No dataplate	1	3	10188652
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	2	10188549
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	13	10188630
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	10188648
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	10188586
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	5	6	10188537
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	10	10188530
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	6	10188526
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	4	6	10188637
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	400 LF	5	10188542
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	1,100 LF	3	10188601
E2010	Classrooms General	Fair	Window Treatments, Operable Blinds, Fire-Resistant	12,000 SF	3	10188619
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	200 LF	5	10188616

## Component Condition Report | Kemp Mill Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Interiors</b>						
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	3,700 SF	3	10193629
C2030		NA	Flooring, Wood, Sports, Refinish	5,000 SF	11	10262918
<b>Accessibility</b>						
Y1050	Restroom	NA	ADA Restrooms, Grab Bars & Blocking, Install	6	0	10193622

## Component Condition Report | Kemp Mill Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10192808

## Component Condition Report | Kemp Mill Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>HVAC</b>						
D3030	ML959	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, 3.5 TON	1	9	10188674
D3030	ML821	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, 3.5 TON	1	4	10188687
D3030	ML959	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON, 3 TON	1	6	10188657
<b>Special Construction &amp; Demo</b>						
F1020	ML1073	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	15	10188683
F1020	ML959	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	15	10188659
F1020	Site	Fair	Covered Walkway, Wood Framing	1,800 SF	17	10188669
F1020	ML821	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	15	10188662
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	64,000 SF	18	10188676
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	64,000 SF	2	10188672
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	3,800 LF	7	10188675
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	11,200 SF	7	10188685
G2030	Site	Fair	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	600 LF	8	10188677
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10188680
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	12	10188658
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10188670
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	3	12	10188678
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	12	10188679

## Component Condition Report | Kemp Mill Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10188684
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,000 SF	3	10188690
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	12	10188667
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	2	10188666
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10188688
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	9	10188686
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10188671
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,000 SF	18	10188665
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	10188681
G2050	Site Playground Areas	NA	Playground Surfaces, Rubber, Poured-in-Place	10,200 SF	3	10188664
<b>Sitework</b>						
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,000 LF	30	10188673
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	600 SF	12	10188668
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	8	12	10188689
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	6	10188663
G2060	Site General	Fair	Fences & Gates, Fence, Wrought Iron 4'	600 LF	30	10188682
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	15	3	10188661

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



2/18/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Kemp Mill Elementary School	\$25,800	\$0	\$0	\$30,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,606	\$0	\$40,752	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,481
Kemp Mill Elementary School / Main Building	\$0	\$90,640	\$1,798,004	\$2,724,933	\$171,840	\$264,314	\$465,549	\$179,648	\$77,146	\$532,752	\$31,582	\$68,174	\$498,817	\$243,923	\$69,246	\$0	\$12,035	\$552,803	\$536,437	\$0	\$21,673		\$8,339,518
Kemp Mill Elementary School / Site	\$0	\$0	\$50,711	\$363,222	\$6,190	\$0	\$8,836	\$299,597	\$34,355	\$20,224	\$0	\$0	\$452,537	\$10,573	\$0	\$841,302	\$0	\$130,906	\$488,939	\$0	\$0		\$2,707,392
<b>Grand Total</b>	<b>\$25,800</b>	<b>\$90,640</b>	<b>\$1,848,715</b>	<b>\$3,118,479</b>	<b>\$178,030</b>	<b>\$264,314</b>	<b>\$474,385</b>	<b>\$479,245</b>	<b>\$111,501</b>	<b>\$552,976</b>	<b>\$31,582</b>	<b>\$102,779</b>	<b>\$951,354</b>	<b>\$295,249</b>	<b>\$69,246</b>	<b>\$841,302</b>	<b>\$12,035</b>	<b>\$683,709</b>	<b>\$1,025,375</b>	<b>\$0</b>	<b>\$21,673</b>		<b>\$11,178,391</b>

Kemp Mill Elementary School

Unifomat 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										
C2030	Throughout	10193629	Flooring, Carpet, Commercial Standard, Replace	10	7	3	3700	SF	\$7.50	\$27,750				\$27,750																		\$55,500										
C2030	Kemp Mill Elementary School	10262918	Flooring, Wood, Sports, Refinish	10	-1	11	5000	SF	\$5.00	\$25,000												\$25,000										\$25,000										
Y1050	Restroom	10193622	ADA Restrooms, Grab Bars & Blocking, Install	0	0	0	6	EA	\$1,800.00	\$10,800	\$10,800																					\$10,800										
Y1060	Staff Lounge	10192808	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000										
<b>Totals, Unescalated</b>											<b>\$25,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$27,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$106,300</b>			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$25,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,323</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$34,606</b>	<b>\$0</b>	<b>\$40,752</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$131,481</b>

Kemp Mill Elementary School / Main Building

Unifomat 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
B1080	Interior Stairs	10188570	Stairs, Metal or Pan-Filled, Interior, Replace	50	47	3	700	SF	\$48.00	\$33,600				\$33,600																		\$33,600
B1080	Interior Stairs	10188535	Stair Treads, Raised Rubber Tile, Replace	18	15	3	700	SF	\$10.00	\$7,000				\$7,000																		\$7,000
B2010	Building Exterior	10188564	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	8	2	17500	SF	\$3.82	\$66,850		\$66,850										\$66,850										\$133,700
B2010	Building Exterior	10188651	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	17500	SF	\$1.86	\$32,550								\$32,550														\$32,550
B2010	Building Exterior	10188529	Exterior Walls, Glass Block, Replace	40	33	7	900	SF	\$50.00	\$45,000								\$45,000														\$45,000
B2020	Building Exterior	10188625	Glazing, any type by SF, Replace	30	27	3	13400	SF	\$55.00	\$737,000				\$737,000																		\$737,000
B2050	Building Exterior	10188523	Exterior Door, Steel, Commercial, Replace	40	32	8	15	EA	\$4,060.00	\$60,900									\$60,900													\$60,900
B2050	Building Exterior	10188610	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	24	6	1	EA	\$4,400.00	\$4,400							\$4,400															\$4,400
B3060	Roof	10188598	Roof Skylight, per SF of glazing, Replace	30	27	3	600	SF	\$50.00	\$30,000				\$30,000																		\$30,000
C1010	Corridors	10188552	Movable Partition, Gym Divider, Basic/Manual, Replace	25	21	4	1000	SF	\$15.70	\$15,700					\$15,700																	\$15,700
C1020	Throughout	10188643	Interior Glazing, any type by SF, Replace	40	33	7	450	SF	\$41.60	\$18,720								\$18,720														\$18,720
C1030	Classrooms General	10188629	Interior Door, Wood, Solid-Core Commercial, Replace	40	34	6	96	EA	\$700.00	\$67,200							\$67,200															\$67,200
C1070	Classrooms General	10188536	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	53500	SF	\$3.50	\$187,250				\$187,250																		\$187,250
C1090	Restrooms	10188563	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	15	EA	\$750.00	\$11,250												\$11,250										\$11,250
C2010	Restroom	10188568	Wall Finishes, Ceramic Tile, Replace	40	23	17	4800	SF	\$18.00	\$86,400																	\$86,400					\$86,400
C2010	Gymnasium	10188553	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	6	9	500	SF	\$16.80	\$8,400										\$8,400												\$8,400
C2010	Classrooms General	10188559	Wall Finishes, any surface, Prep & Paint	10	7	3	102000	SF	\$1.50	\$153,000				\$153,000											\$153,000							\$306,000
C2030	Restrooms	10188597	Flooring, Ceramic Tile, Replace	40	33	7	1600	SF	\$18.00	\$28,800								\$28,800														\$28,800
C2030	Cafeteria	10188632	Flooring, Wood, Strip, Refinish	10	7	3	800	SF	\$4.00	\$3,200				\$3,200										\$3,200								\$6,400
C2030	Classrooms General	10188641	Flooring, Vinyl Tile (VCT), Replace	15	12	3	55500	SF	\$5.00	\$277,500				\$277,500														\$277,500				\$555,000
C2030	Gymnasium	10188639	Flooring, Wood, Sports, Replace	30	29	1	5000	SF	\$17.00	\$85,000		\$85,000																				\$85,000
C2050	Gymnasium	10188587	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	15000	SF	\$2.50	\$37,500				\$37,500											\$37,500							\$75,000
D2010	Mechanical Room	10188585	Water Heater, Gas, Residential, 60 to 120 GAL, Replace	15	13	2	1	EA	\$1,900.00	\$1,900			\$1,900														\$1,900					\$3,800
D2010	Throughout Building	10188557	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	68222	SF	\$5.00	\$341,110				\$341,110																		\$341,110
D2010	Mechanical Room	10188650	Backflow Preventer, Domestic Water, 0.75 IN, Replace	30	27	3	1	EA	\$1,100.00	\$1,100				\$1,100																		\$1,100
D2010	Utility room	10188614	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	5	EA	\$1,400.00	\$7,000				\$7,000																		\$7,000
D2010	Hallways & Common Areas	10188654	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	5	EA	\$1,200.00	\$6,000								\$6,000														\$6,000
D2010	Classroom	10188599	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	21	9	44	EA	\$1,200.00	\$52,800										\$52,800												\$52,800
D2060	Mechanical room 1	10188602	Air Compressor, Tank-Style, 5 HP, Replace	20	17	3	1	EA	\$10,600.00	\$10,600				\$10,600																		\$10,600
D3020	Mechanical Room 1	10188561	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	28	2	1	EA	\$50,800.00	\$50,800			\$50,800																			\$50,800
D3020	Mechanical Room	10188548	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	27	3	1	EA	\$50,800.00	\$50,800				\$50,800																		\$50,800
D3020	Mechanical Room	10188547	Unit Heater, Electric, 1 to 5 KW, Replace	20	18	2	1	EA	\$1,800.00	\$1,800			\$1,800																			\$1,800
D3030	Mechanical Enclosure	10188655	Chiller, Air-Cooled, 151 to 200 TON, Replace	25	23	2	1	EA	\$240,000.00	\$240,000			\$240,000																			\$240,000
D3030	Roof	10188588	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	13	2	1	EA	\$4,800.00	\$4,800			\$4,800																			





Replacement Reserves Report



2/18/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate						
G2060	Site General	10188663	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	\$3,000.00	\$3,000							\$3,000															\$3,000						
G2060	Site	10188668	Retaining Wall, Concrete Cast-in-Place, Replace	50	38	12	600	SF	\$130.00	\$78,000												\$78,000										\$78,000						
G4050	Site Parking Areas	10188661	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	17	3	15	EA	\$4,000.00	\$60,000				\$60,000																		\$60,000						
<b>Totals, Unescalated</b>											\$0	\$0	\$47,800	\$332,400	\$5,500	\$0	\$7,400	\$243,600	\$27,120	\$15,500	\$0	\$0	\$317,400	\$7,200	\$0	\$540,000	\$0	\$79,200	\$287,200	\$0	\$0					\$1,910,320		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$50,711	\$363,222	\$6,190	\$0	\$8,836	\$299,597	\$34,355	\$20,224	\$0	\$0	\$452,537	\$10,573	\$0	\$841,302	\$0	\$130,906	\$488,939	\$0	\$0							\$2,707,392

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10188585	D2010	<b>Water Heater</b>	Gas, Residential, 60 to 120 GAL	100 GAL	Kemp Mill Elementary School / Main Building	Mechanical Room	State	SBD100199NET118	1208M000064	2012		
2	10188650	D2010	<b>Backflow Preventer</b>	Domestic Water, 0.75 IN	0.75 IN	Kemp Mill Elementary School / Main Building	Mechanical Room	Watts	009M2	82945			
3	10188635	D2010	<b>Backflow Preventer</b>	Domestic Water, 1 IN	1 IN	Kemp Mill Elementary School / Main Building	Mechanical Room	Watts	LF009M2QT	175517	2017		
4	10188602	D2060	<b>Air Compressor</b>	Tank-Style, 5 HP	3 HP	Kemp Mill Elementary School / Main Building	Mechanical room 1	Curtis	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10188548	D3020	<b>Boiler</b> [Boiler 1]	Gas, HVAC, 1001 to 2000 MBH	1600 MBH	Kemp Mill Elementary School / Main Building	Mechanical Room	Kewanee	KW602203	20496			
2	10188561	D3020	<b>Boiler</b> [Boiler 2]	Gas, HVAC, 1001 to 2000 MBH	1300 MBH	Kemp Mill Elementary School / Main Building	Mechanical Room 1	Kewanee	KW5.0220G	20497	1997		
3	10188547	D3020	<b>Unit Heater</b>	Electric, 1 to 5 KW	Inaccessible	Kemp Mill Elementary School / Main Building	Mechanical Room	Trane	Inaccessible	Inaccessible			
4	10188655	D3030	<b>Chiller</b>	Air-Cooled, 151 to 200 TON	Illegible	Kemp Mill Elementary School / Main Building	Mechanical Enclosure	Trane	Illegible	Illegible			
5	10188657	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted, 2.5 to 3 TON	3 TON	Kemp Mill Elementary School / Site	ML959	Bard	S38H1DA10REHS03HA10	309F11280798602	2011		
6	10188674	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Kemp Mill Elementary School / Site	ML959	Bard	W42H2DA102EHWH	332D14311102602	2014		
7	10188687	D3030	<b>Heat Pump</b>	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Kemp Mill Elementary School / Site	ML821	Bard	SH431A10EHWH49A10	176F09262625502	2009		
8	10188555	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 11 to 12.5 TON	12.5 ton	Kemp Mill Elementary School / Main Building	Roof	Trane	TTA150B400BB	L1653GRAH	1996		
9	10188576	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 11 to 12.5 TON	No dataplate	Kemp Mill Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1996		
10	10188595	D3030	<b>Split System</b>	Condensing Unit/Heat Pump, 5 TON	5 TON	Kemp Mill Elementary School / Main Building	Roof	Trane	TTA060C400A0	L183YY7FF	1996		
11	10188592	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Kemp Mill Elementary School / Main Building	Roof	Friedrich	FSHSR12A1A	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10188588	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kemp Mill Elementary School / Main Building	Roof	Mitsubishi	PUH18EK	Illegible			
13	10188579	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kemp Mill Elementary School / Main Building	Roof	Friedrich	FPHSR18A3A	NA			
14	10188596	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kemp Mill Elementary School / Main Building	Roof	Friedrich	FSHSR18A3A	NA			
15	10188584	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kemp Mill Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
16	10188571	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kemp Mill Elementary School / Main Building	Roof	Mitsubishi	PUH18EK	Illegible			
17	10188543	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	Illegible	Kemp Mill Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
18	10188575	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton, 751 to 1250 CFM	No dataplate	Kemp Mill Elementary School / Main Building	Classrooms General	No dataplate	No dataplate	No dataplate			30
19	10188565	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	5 HP	Kemp Mill Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
20	10188572	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	Illegible	Kemp Mill Elementary School / Main Building	Mechanical Room	Illegible	Illegible	Illegible			
21	10188539	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	Illegible	Kemp Mill Elementary School / Main Building	Mechanical Room	Illegible	Illegible	Illegible			
22	10188604	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 1 to 3 HP	2 HP	Kemp Mill Elementary School / Main Building	Mechanical Room	Taco	FE2506E2CIEPLO	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10188612	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 1 to 3 HP	2 HP	Kemp Mill Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
24	10188633	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	Kemp Mill Elementary School / Main Building	Mechanical Room	Taco	FE2008E22F2L0A	Illegible			
25	10188550	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	Kemp Mill Elementary School / Main Building	Mechanical Room	Taco	FE2008E2E1F220A	Illegible			
26	10188638	D3050	<b>Air Handler [AHU1]</b>	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	4000 CFM	Kemp Mill Elementary School / Main Building	Mechanical Room 4	Trane	MCCA008HCC0B0	K96A04608			
27	10188642	D3050	<b>Air Handler [AHU2]</b>	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5000 CFM	Kemp Mill Elementary School / Main Building	Mechanical Room 2	Trane	MCCA010GAL0AAA	K96A04501			
28	10188607	D3050	<b>Air Handler [AHU3]</b>	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	4000 CFM	Kemp Mill Elementary School / Main Building	Mechanical Room 2	Trane	MCCA008BBE0B0	K96A04531			
29	10188538	D3050	<b>Air Handler [AHU4]</b>	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1500 CFM	Kemp Mill Elementary School / Main Building	Mechanical Room 2	Trane	MCCA003GAL0	K96A04582			
30	10188611	D3050	<b>Air Handler [AHU5]</b>	Interior AHU, Easy/Moderate Access, 1201 to 2400 CFM	1500 CFM	Kemp Mill Elementary School / Main Building	Mechanical Room 3	Trane	MCCA003GAL0BBC	K96A04629			
31	10188636	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G80DGEXQD	95K06060			
32	10188617	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1204XQD	95K05275			
33	10188618	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1404XQD	95K06867			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10188567	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1804XQD	95K06991			
35	10188534	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1804XQD	95K06990			
36	10188583	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1804XQD	95K06992			
37	10188566	D3060	<b>Exhaust Fan</b> [EF6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G95DGEXQD	95K06214			
38	10188532	D3060	<b>Exhaust Fan</b> [F10]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB2404	95K04582			
39	10188528	D3060	<b>Exhaust Fan</b> [F11]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G80C	95K06026			
40	10188649	D3060	<b>Exhaust Fan</b> [F12]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G100C	95K05979			
41	10188656	D3060	<b>Exhaust Fan</b> [F13]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G80G	95K06027			
42	10188560	D3060	<b>Exhaust Fan</b> [F13]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1404XQD	95K02833			
43	10188580	D3060	<b>Exhaust Fan</b> [F16]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1204	95K05252			
44	10188653	D3060	<b>Exhaust Fan</b> [F17]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1004	95K05189			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10188634	D3060	<b>Exhaust Fan</b> [F2]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB30010	95K04623			
46	10188581	D3060	<b>Exhaust Fan</b> [F21]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1204	95K05253			
47	10188541	D3060	<b>Exhaust Fan</b> [F22]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1304	95K06789			
48	10188573	D3060	<b>Exhaust Fan</b> [F23]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB2605	95K04613			
49	10188556	D3060	<b>Exhaust Fan</b> [F24]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB2004	95K07018			
50	10188615	D3060	<b>Exhaust Fan</b> [F26]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB2404	95K04583			
51	10188620	D3060	<b>Exhaust Fan</b> [F27]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1204	95K05254			
52	10188608	D3060	<b>Exhaust Fan</b> [F3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G70E	95K07646			
53	10188591	D3060	<b>Exhaust Fan</b> [F31]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1204	95K05255			
54	10188558	D3060	<b>Exhaust Fan</b> [F4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	G90G	95K06115			
55	10188589	D3060	<b>Exhaust Fan</b> [F5]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Kemp Mill Elementary School / Main Building	Roof	Greenheck	GB1304XQD	95J07627			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10188645	D4010	<b>Backflow Preventer</b>	Fire Suppression, 6 IN	6 IN	Kemp Mill Elementary School / Main Building	Mechanical Room	Febco	860	9605011242			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10188531	D5010	<b>Generator</b>	Diesel, 10 to 30 KW	30 KW	Kemp Mill Elementary School / Main Building	Electrical Room	Generac	96A01973S	2027424			
2	10188626	D5010	<b>Automatic Transfer Switch</b>	ATS, 200 AMP	Inaccessible	Kemp Mill Elementary School / Main Building	Electrical Room	Detroit Diesel	Inaccessible	Inaccessible			
3	10188646	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 500 KVA	500 KVA	Kemp Mill Elementary School / Main Building	Electrical Room	General Electric	9T23B3879	NA			
4	10188644	D5020	<b>Switchboard</b>	120/208 V, 1600 AMP	1600 AMP	Kemp Mill Elementary School / Main Building	Electrical Room	General Electric	NA	NA			
5	10188582	D5020	<b>Switchboard</b>	277/480 V, 1600 AMP	1600 AMP	Kemp Mill Elementary School / Main Building	Electrical Room	General Electric	NA	NA			
6	10188627	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	400 AMP	Kemp Mill Elementary School / Main Building	Electrical Room	General Electric	AXB4	AQF3424SBX			
7	10188578	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	400 AMP	Kemp Mill Elementary School / Main Building	Electrical Room	General Electric	AXB4	AQF3424MBX	2004		
8	10188546	D5040	<b>High Intensity Discharge (HID) Fixtures</b>	Metal Halide, Gymnasium Lighting, 400 W		Kemp Mill Elementary School / Main Building	Gymnasium						20

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10188613	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Kemp Mill Elementary School / Main Building	Office Areas	Honeywell	MS9600UDLS	NA	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10188647	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Blodgett	NA	NA			
2	10188524	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Delfield	KC74NU	682375038			
3	10188630	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Traulsen	RMC58D4	23B02260	2023		
4	10188549	E1030	<b>Foodservice Equipment</b>	Freezer, 1-Door Reach-In		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Nor-Lake	NR211SSS1	96051151			
5	10188603	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Delfield	KCFP60	68287592M			
6	10188593	E1030	<b>Foodservice Equipment</b>	Range/Oven, 4-Burner		Kemp Mill Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
7	10188600	E1030	<b>Foodservice Equipment</b>	Sink, 3-Bowl		Kemp Mill Elementary School / Main Building	Commercial Kitchen						
8	10188623	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Kemp Mill Elementary School / Main Building	Roof	Trenton Refrigeration	TEZA007H8HT3DB	239350916	2023		
9	10188652	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer	No dataplate	Kemp Mill Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
10	10188648	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Harford DuraCool	Illegible	Illegible			
11	10188586	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Kemp Mill Elementary School / Main Building	Commercial Kitchen	Harford DuraCool	Illegible	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10188537	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Kemp Mill Elementary School / Main Building	Throughout Building						5