



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Kensington-Parkwood Elementary School

4710 Saul Road

Kensington, MD 20895

PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, MD 21043

800.733.0660

www.bvna.com

BV CONTACT:

Bill Champion

Senior Program Manager

443.622.5067

Bill.Champion@bureauveritas.com

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ON SITE DATE:

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Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	4710 Saul Road, Kensington, MD 20895
Site Developed	1952 Renovated 2018
Outside Occupants / Leased Spaces	None leased by outside parties
Date(s) of Visit	February 12, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Andres Castillo
Assessment & Report Prepared By	Jacob Haire
Reviewed By	James Bryant, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Originally Constructed in 1952, Parkwood Elementary has served its surrounding community in the same location. With a merging of neighboring Kensington elementary and Parkwood in 1982, Kensington Parkwood elementary has stood till current day. A mid 2000's expansion added a north wing of classrooms, restrooms and offices along with the original structure being updated overtime. Most recent significant renovations were reported to occur in 2018 where the interior finishes had infrastructure had been heavily updated. There are currently no outside occupants leasing any part of the site.

Architectural

Exterior envelope components of the Kensington Parkwood structure were comprised of brick façade along with architectural metal paneling over a CMU structural wall, with a built-up membrane and asphalt shingle roofing system. These exterior components were reported to be updated during the 2003 expansion and were observed to be in fair condition overall. Brick and faux stone façade is also integrated into the interior common areas, to contrast the interior Gypsum walls and ceilings, along with the VCT & carpet flooring. These interior finishes were reported to be updated during a 2018 renovation and observed to be maintained regularly and replaced as needed since then.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The overall mechanical system observed in this facility comprised of a combination of boilers & interior air handlers found in mechanical rooms & penthouses with a mix of cooling towers, rooftop units and chillers on the exterior. Data plate of the equipment indicate that they were updated site wide during the mid-2000's and while still functional are approaching the end of their expected useful life.

The electrical system is distributed via a 2000 Amp switchboard located in the main electrical room, with copper wiring to secondary transformers and panels to end-user outlets and fixtures. It is reported that the electrical distribution was updated during the most recent 2018 update which does reflect the current condition being well within expected useful life and operating as intended.

A 100 gallon tanked water heater provides hot water throughout via copper piping, which was observed to be in fair condition with both being functional. End-user fixtures such as drinking fountains, toilets, sinks and urinals were found to be updated during the interior renovation with current standard fixtures and functioning as intended outside of routine maintenance.

A fire sprinkler system has been retrofitted into the facility, which was observed to be a wet pipe system with exposed heads in fair condition.

Site

The site components observed were comprised of asphalt parking lots with concrete curb & gutter along with concrete walkways to access the building. During the 2005 renovation, the upper original lot was reworked, and the lower staff parking lot was created to add space and both being restriped in 2019. Playgrounds and associated components were observed to be split between 2 areas for age groups. The equipment observed was functional and maintained and utilized regularly.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall have 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 0.418678.

Immediate Needs

Facility/Building	Total Items	Total Cost
Kensington-Parkwood Elementary School	2	\$4,500
Total	2	\$4,500

Kensington-Parkwood Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
10312430	Kensington-Parkwood Elementary School / Site	Site General	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Failed	Performance/Integrity	\$3,300
10500340	Kensington-Parkwood Elementary School / Main Building		D2010	Drinking Fountain, Wall-Mounted, Single-Level, Replace	Failed	Performance/Integrity	\$1,200
Total (2 items)							\$4,500

Key Findings



Exterior Walls in Failed condition.

any type, Repairs per Man-Day
 Site Kensington-Parkwood Elementary School
 Site General

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

Priority Score: **89.9**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$3,300

\$\$\$\$

Address damaged areas of staircase - AssetCALC ID: 10312430



Elevator Cab Finishes in Poor condition.

Economy
 Main Building Kensington-Parkwood
 Elementary School Elevator #1

Uniformat Code: D1010
 Recommendation: **Replace in 2027**

Priority Score: **85.8**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$3,000

\$\$\$\$

Mismatched tiles and scratched walls - AssetCALC ID: 10312645



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
 Main Building Kensington-Parkwood
 Elementary School

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

Priority Score: **83.9**
 Plan Type:
 Performance/Integrity
 Cost Estimate: \$1,200

\$\$\$\$

out of order, issue unknown, maintenance order submitted - AssetCALC ID: 10500340



Stair/Ramp Rails in Poor condition.

Metal
Site Kensington-Parkwood Elementary School
Site General

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$300

\$\$\$

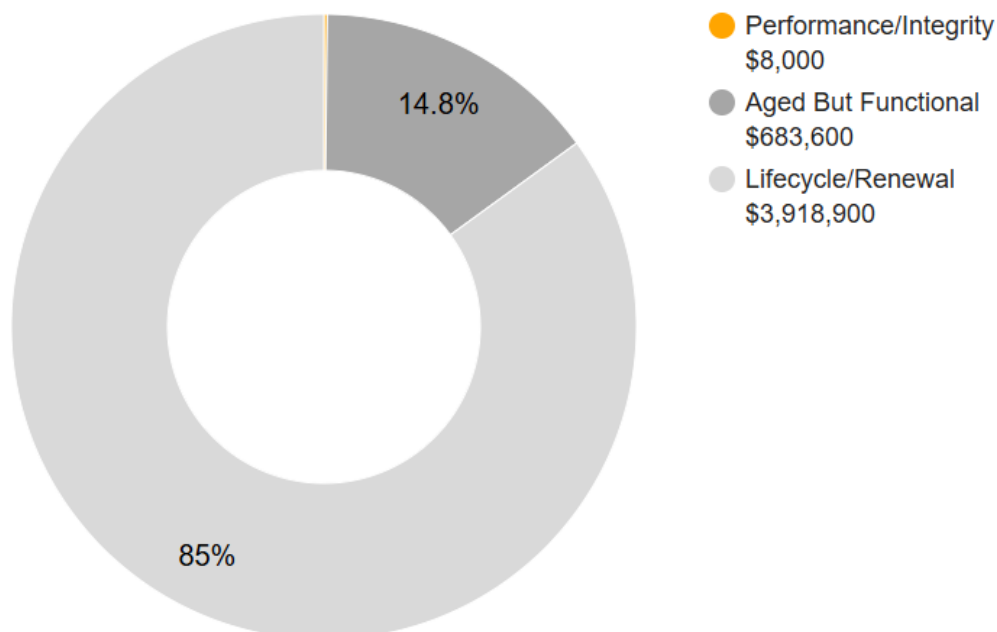
Worn and faded paint - AssetCALC ID: 10312411

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$4,610,500



2. Main Building



Main Building: Systems Summary

Address	4710 Saul Road, Kensington, MD 20895	
GPS Coordinates	39 01 17.53", 77 05 41.15"	
Constructed/Renovated	1954 / 2018	
Building Area	105,000 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply membrane with stone ballast Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Poor
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers feeding Fan Coil terminal units Non-Central System: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: <ul style="list-style-type: none"> ▪ Room 209, 2nd Floor Mechanical Room; locked room and no key 	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	-	-
Roofing	-	-	-	\$278,600	\$7,200	\$285,800
Interiors	-	-	\$59,100	\$926,600	\$2,063,200	\$3,048,800
Conveying	-	\$3,200	\$5,600	-	\$80,400	\$89,200
Plumbing	\$1,200	-	-	\$30,900	\$240,200	\$272,400
HVAC	-	-	\$587,200	\$957,800	\$1,473,800	\$3,018,800
Fire Protection	-	-	-	-	\$175,700	\$175,700
Electrical	-	-	\$144,100	\$66,800	\$991,900	\$1,202,700
Fire Alarm & Electronic Systems	-	-	\$206,200	\$598,500	\$488,900	\$1,293,600
Equipment & Furnishings	-	\$3,400	\$26,300	\$120,100	\$825,200	\$975,000
Site Pavement	-	-	-	-	-	-
TOTALS (3% inflation)	\$1,200	\$6,600	\$1,028,400	\$2,979,200	\$6,346,600	\$10,362,000

3. Site Summary



Site Information		
Site Area	9.86 acres (estimated)	
Parking Spaces	58 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and sports fields and courts with bleachers, fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage sheds	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$300	-	-	\$400	\$700
Facade	\$3,300	-	-	-	\$43,100	\$46,400
Plumbing	-	-	-	-	-	-
Electrical	-	-	-	\$6,900	\$48,100	\$55,000
Fire Alarm & Electronic Systems	-	-	\$14,500	-	\$22,600	\$37,000
Special Construction & Demo	-	-	-	-	\$10,700	\$10,700
Site Development	-	-	\$131,600	\$194,500	\$116,900	\$443,000
Site Pavement	-	\$21,500	\$177,300	\$45,300	\$215,600	\$459,600
Site Utilities	-	-	-	-	\$74,800	\$74,800
TOTALS (3% inflation)	\$3,300	\$21,800	\$323,300	\$246,600	\$532,100	\$1,127,100

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:

Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;

Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or

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

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

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

This survey was visual in nature and actual measurements were not taken to verify compliance

Only a representative sample of areas was observed

Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance

Itemized costs for individual non-compliant items are included in the dataset

For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1952 / 2018	No	No
Main Building	1952 / 2018	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a 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 to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Kensington-Parkwood Elementary School, 4710 Saul Road, Kensington, MD 20895, 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.

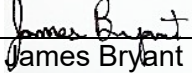
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry 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: Jacob Haire
Project Assessor

Reviewed by: 
James Bryant
Technical Report Reviewer for,
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

8. Appendices

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

Appendix A:

Photographic Record



Photographic Overview



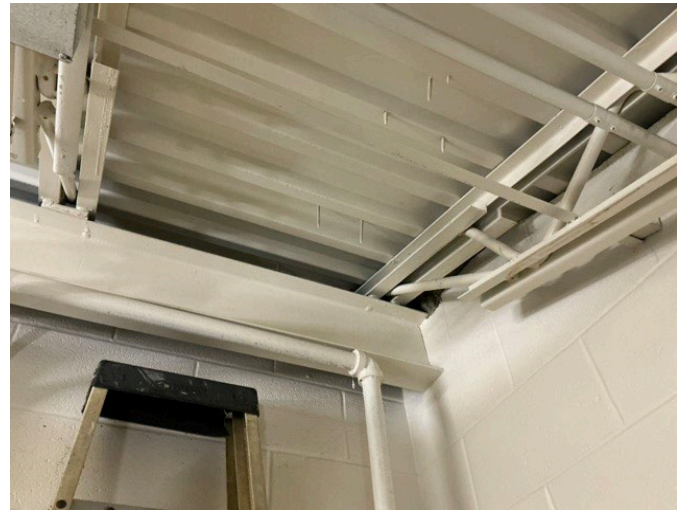
1 - FRONT ELEVATION



2 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - STRUCTURAL OVERVIEW



5 - LIBRARY



6 - TYPICAL CLASSROOM

Photographic Overview



7 - INTERIOR OVERVIEW



8 - RECEPTION AREA



9 - GYMNASIUM



10 - ART CLASSROOM



11 - CAFETERIA



12 - GANG RESTROOM OVERVIEW

Photographic Overview



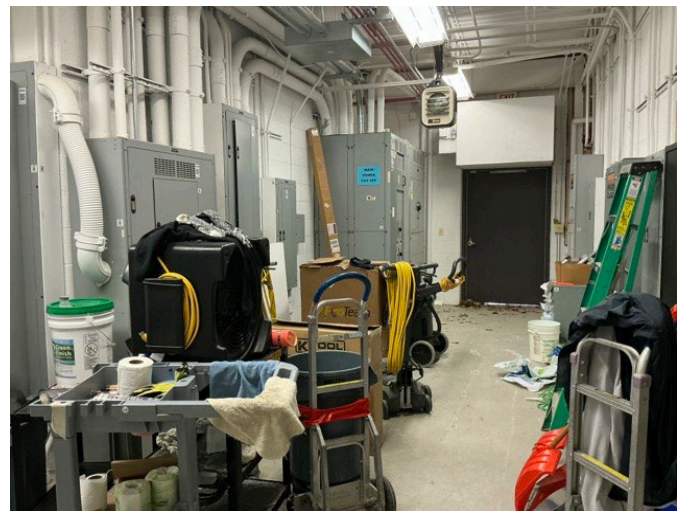
13 - WATER HEATER



14 - BOILER ROOM



15 - SECONDARY MECHANICAL ROOM



16 - MAIN ELECTRICAL ROOM



17 - ANCILLARY BUILDING



18 - PARKING LOTS

Photographic Overview



19 - SIDEWALK



20 - SIDEWALK



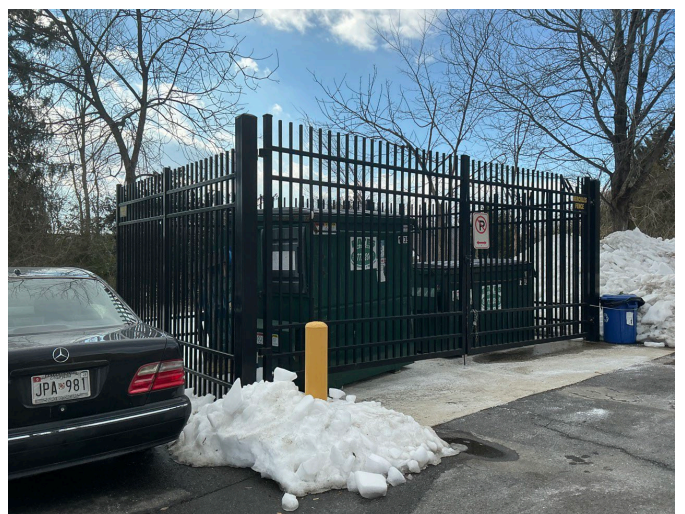
21 - SIGNAGE



22 - GENERATOR



23 - CHILLER





24 - DUMPSTER ENCLOSURE

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Site Name	
	172559.25R000-066.354	Kensington-Parkwood Elementary School	
	Source	On-Site Date	
	Google	February 12, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Kensington-Parkwood Elementary School

Name of person completing form: Andres Castillo

Title / Association with property: BSM

Length of time associated w/ property: 3 years

Date Completed: December 9, 2025

Phone Number: 240-740-3700

Method of Completion: Choose an item.

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

Data Overview		Response		
1	Year(s) constructed / renovated	Constructed: 1952		Renovated: 2018
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors	2018	New addition
		HVAC	2018	New addition
		Electrical	2018	New addition
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	2018 Major addition to building that included 17 classrooms and bathrooms		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	N/A		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A		

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

Appendix D: Accessibility Review and Photos



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Kensington-Parkwood Elementary School

BV Project Number: 172559.25R000-066.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

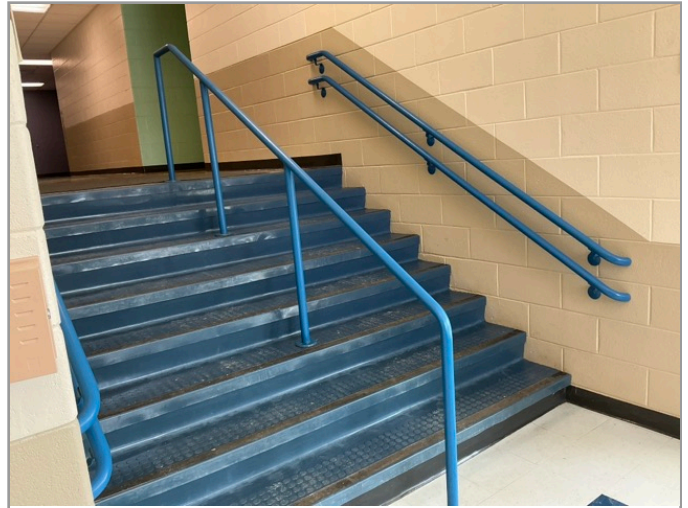
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



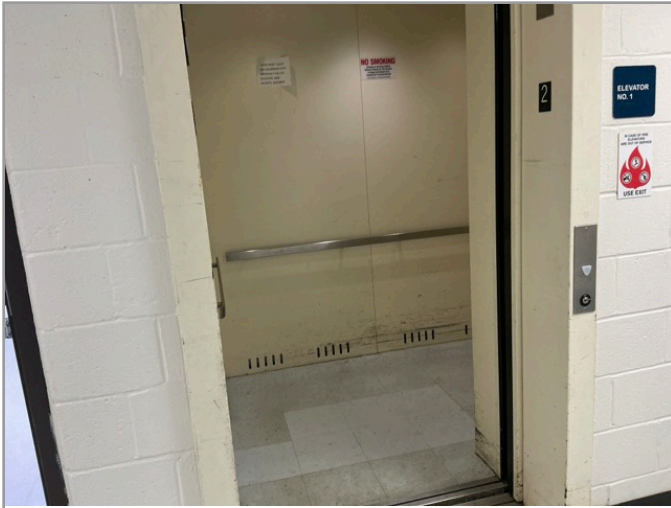
STAIR RAILS

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL 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 CABINETS



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



OVERVIEW OF PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1020	Throughout	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	83,000 SF	56	10312586
B1080	Stair 2	Fair	Stairs, Metal or Pan-Filled, Interior	600 SF	31	10312599
B1080	Stair 1	Fair	Stairs, Metal or Pan-Filled, Interior	800 SF	31	10312507
Facade						
B2050	Throughout Building	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	21	10312641
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	6,600 SF	6	10500323
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	36,000 SF	7	10500332
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	50 LF	16	10500345
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	86	21	10312564
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	28	21	10312499
C1070	Throughout	Fair	Suspended Ceilings, Fiberglass Paneling	60,000 SF	11	10312618
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	40,000 SF	14	10312549
C1090	Gang Restrooms	Fair	Toilet Partitions, Plastic/Laminate	38	9	10312573
C2010	011 - Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	300 SF	3	10312608
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	150,000 SF	6	10312605
C2010	Staff restrooms	Fair	Wall Finishes, Ceramic Tile	400 SF	21	10312488
C2030	011 - Gymnasium	Fair	Flooring, Maple Sports Floor	5,500 SF	19	10312514
C2030	Throughout Building	Fair	Flooring, Vinyl Sheeting	70,000 SF	8	10312553
C2030	015 - Kitchen	Good	Flooring, Quarry Tile	1,500 SF	43	10312620
C2030	101 - media center	Fair	Flooring, Carpet, Commercial Standard	3,000 SF	3	10312654

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	GANG RESTROOMS	Fair	Flooring, Ceramic Tile	2,400 SF	21	10312516
C2030	011 - Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,000 SF	5	10312634
C2030	Staff restrooms	Fair	Flooring, Ceramic Tile	400 SF	26	10312530
C2050	Throughout	Fair	Ceiling Finishes, Gypsum Board/Plaster	15,000 SF	31	10312503
Conveying						
D1010	106B - Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	4	10312636
D1010	Elevator #1	Poor	Elevator Cab Finishes, Economy	1	2	10312645
D1010	Elevator #1	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	11	10312510
Plumbing						
D2010	Gang Restrooms	Fair	Toilet, Commercial Water Closet	36	13	10312528
D2010	Staff restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	16	10312543
D2010	Gang Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	11	10312653
D2010	011B - Gym Office	Fair	Shower, Ceramic Tile	1	11	10312547
D2010	Staff restrooms	Fair	Toilet, Commercial Water Closet	2	11	10312617
D2010	041 - boiler Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	11	10312554
D2010		Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10312601
D2010	In front of 165	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	10312544
D2010		Fair	Sink/Lavatory, Service Sink, Floor	1	16	10312509
D2010	216 - Building Services	Fair	Sink/Lavatory, Service Sink, Floor	1	18	10312490
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	105,000 SF	33	10312561
D2010	In front of 160	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	10312585
D2010		Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	0	10500340
D2010	024 - Janitors closet	Fair	Sink/Lavatory, Service Sink, Floor	1	16	10312602
D2010	Exterior door 10 - trash compactor	Fair	Sink/Lavatory, Service Sink, Floor	1	14	10312502

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10312508
D2010	Health clinic	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	11	10312591
D2010	Gang Restrooms	Fair	Urinal, Standard	18	11	10312630
D2010	041 - boiler Room	Fair	Water Heater, Gas, High-Efficiency Condensing Style, 71 to 120 GAL, 130 GAL	1	8	10312623
D2010		Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	10312513
D2010	In front of 149	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	10312597
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 100	1	11	10312604
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH, Inaccessible [BOILER 4]	1	9	10312529
D3020	041 - boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL, 75 GAL [ET-6]	1	33	10312563
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL, 75 GAL	1	21	10312562
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 61 to 100 GAL, 75 GAL	1	11	10312504
D3020	041 - boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 15 GAL	1	11	10312560
D3020	041 - boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH, 750 MBH	1	8	10312541
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH, 750 MBH [BOILER 1]	1	5	10312587
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH, 750 MBH	1	5	10312512
D3020	Boiler Room	Fair	Boiler, Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH, 750 MBH [BOILER 2]	1	5	10312619
D3020	041 - boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 30 GAL	1	33	10312517
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	9	10500320
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	8	10500313
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON	1	6	10500330
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 15 TON [ERU-2]	1	6	10500327
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [AHU-4]	1	6	10500316
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	3	10500325

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 15 TON [ERU-1]	1	6	10500339
D3030	Site General	Fair	Chiller, Air-Cooled, 140 TON	1	5	10500303
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	8	10500334
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	6	10500336
D3030	Chiller Room	Fair	Chiller, Water-Cooled, 61 to 80 TON, 80 TON	1	6	10312492
D3030	Roof	Fair	Chiller, Air-Cooled, 31 to 40 TON, 40 TON	1	5	10500329
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	13	10500293
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [ACCU-4]	1	6	10500343
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-1]	1	4	10500328
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 7.5 TON [ACCU-3]	1	6	10500335
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON	1	6	10500312
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DSS-1]	1	6	10500324
D3050	177 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 15-3]	1	13	10312565
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	100,000 SF	13	10312524
D3050	174 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 15-2]	1	13	10312642
D3050	210 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-12]	1	13	10312533
D3050	152 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-2]	1	13	10312500
D3050	132 - mech room	Good	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-2-1]	1	16	10312575
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, 5 HP	1	12	10312628
D3050	166 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-5]	1	13	10312583
D3050	113 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 3-1]	1	13	10312552
D3050	159 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-3]	1	13	10312574
D3050	116 - mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, 15000 CFM [AHU-8]	1	11	10312571
D3050	209 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM [FCU-14***]	1	4	10312485

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	038 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-6]	1	13	10312535
D3050	209 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 401 - 800 CFM [FCU-14****]	1	4	10312498
D3050	110 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 3-3]	1	13	10312632
D3050	Roof	Fair	Air Handler, Exterior AHU, 3500 CFM [AHU-8]	1	6	10500337
D3050	143 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-2-4]	1	13	10312505
D3050	215 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-8]	1	13	10312519
D3050	153 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 2-8]	1	13	10312596
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 16 to 25 HP, 20 HP	1	8	10312523
D3050	Mech Penthouse #1	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 15500 CFM	1	10	10500305
D3050	169 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-1-8]	1	13	10312484
D3050	Mech Penthouse #6-7	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 16700 CFM [AHU-1]	1	10	10500304
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5000 CFM [AHU-5]	1	10	10500333
D3050	210 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-11]	1	13	10312611
D3050	Mech Penthouse #8-9	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3500 CFM [ERU-4]	1	5	10500342
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 11 to 15 HP, 15 HP	1	6	10312557
D3050	041 - boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, 3 HP	1	9	10312572
D3050	041 - boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, 3 HP [P-17]	1	8	10312627
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 11 to 15 HP, 15 HP	1	6	10312556
D3050	116 - mechanical room	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, 10001 to 15000 CFM, 15000 CFM [AHU-9]	1	4	10312577
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 8 to 10 TON, 8 TON [RTU-1]	1	13	10500302
D3050	169 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-1-8]	1	13	10312625
D3050	152 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-1]	1	13	10312639
D3050	113 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-3-2]	1	13	10312655
D3050	166 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-6]	1	13	10312610

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	142 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 2-6]	1	13	10312486
D3050	153 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 2-7]	1	13	10312527
D3050	Mech Penthouse #7-8	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5500 CFM [ERU-1]	1	10	10500307
D3050	Mech Penthouse #6-7	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5500 CFM [ERU-2]	1	10	10500299
D3050	041 - boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, 3 HP [P-18]	1	6	10312532
D3050	Throughout	Good	HVAC System, Hydronic Piping, 4-Pipe	105,000 SF	33	10312496
D3050	116 - mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM, 10000 CFM [AHU-6]	1	11	10312520
D3050	038 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-5]	1	13	10312491
D3050	142 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-2-5]	1	13	10312614
D3050	037 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-4]	1	13	10312647
D3050	174 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 15-1]	1	13	10312526
D3050	143 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 2-3]	1	13	10312648
D3050	204 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-14]	1	13	10312589
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5700 CFM [AHU-4]	1	10	10500298
D3050	215 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-7]	1	13	10312612
D3050	159 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 1-4]	1	13	10312567
D3050	204 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-15-2*]	1	13	10312631
D3050	Roof	Good	Air Handler, Exterior AHU, 10000 CFM [DOAU-1]	1	19	10500319
D3050	132 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 2-2]	1	13	10312494
D3050	177 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FC-15-4]	1	13	10312568
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2300 CFM [AHU-2]	1	5	10500314
D3050	041 - boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP, 3 HP [P-16]	1	8	10312487
D3050	116 - mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM, 20000 CFM [AHU-7]	1	11	10312511
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3500 CFM	1	10	10500311

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	037 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [FCU-3]	1	13	10312534
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP	1	14	10312622
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 3500 CFM	1	5	10500295
D3050	110 - mech room	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM [F-C 3-4]	1	13	10312579
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-10]	1	6	10500344
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-9]	1	6	10500306
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF-1]	1	12	10500341
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 310 CFM [EF-25]	1	5	10500318
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-12]	1	6	10500310
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM [EF-6]	1	6	10500294
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-2]	1	17	10500321
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1750 CFM [EF-21]	1	6	10500296
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 438 CFM [EF-24]	1	3	10500322
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 100 CFM [EF-5]	1	6	10500331
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF11]	1	6	10500317
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1046 CFM [EF-2]	1	6	10500338
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF7]	1	5	10500308
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-8]	1	6	10500315
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 377 CFM [EF-20]	1	6	10500309
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	105,000 SF	13	10312538
D4010	Boiler Room	Fair	Piping & Valves, Check Valve, Fire Suppression, 6 IN	1	11	10312558
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Dry, 6 IN	1	21	10312594
Electrical						

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP, 100 AMP	1	18	10312600
D5010	Site General	Fair	Generator, Diesel, 125 KW	1	5	10500301
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP, 150 AMP	1	18	10312545
D5020	152B - Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	11	10312501
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA, 112.5 KVA	1	23	10312489
D5020	041 - boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA, 15 KVA [TML1]	1	22	10312624
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP, 2000 AMP	1	21	10312613
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [R1]	1	21	10312606
D5020	152B - Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	11	10312542
D5020	152B - Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [R3]	1	11	10312626
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA, 30 KVA [XFRMR T6]	1	21	10312638
D5020	152B - Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	11	10312637
D5020	030 - Electrical	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA, 30 KVA [TC4]	1	23	10312536
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [L1]	1	11	10312640
D5020	152B - Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 750 KVA, 75 KVA	1	6	10312566
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA, 15 KVA [XFRMR T5]	1	11	10312497
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	11	10312650
D5020	106 - Elevator	Fair	Distribution Panel, 120/208 V, 400 AMP	1	11	10312569
D5020	030 - Electrical	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA [TR5]	1	23	10312584
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP [MP3]	1	11	10312539
D5020	106 - Elevator	Fair	Distribution Panel, 120/208 V, 400 AMP [R2]	1	11	10312522
D5020	030 - Electrical	Fair	Distribution Panel, 277/480 V, 600 AMP, 500 AMP [DP1]	1	21	10312546
D5020	106 - Elevator	Fair	Distribution Panel, 120/240 V, 400 AMP, 400 AMP	1	11	10312540
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA, 45 KVA	1	11	10312531

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	106 - Elevator	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	9	10312580
D5020	152B - Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP [C3]	1	11	10312615
D5020	152B - Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA [T4]	1	11	10312598
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 600 AMP, 600 AMP [MP2]	1	11	10312609
D5020	152B - Electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP, 400 AMP [L3]	1	11	10312592
D5020	106 - Elevator	Fair	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	11	10312555
D5020	106 - Elevator	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA [T7]	1	11	10312581
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	105,000 SF	33	10312633
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	105,000 SF	4	10312518
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	105,000 SF	13	10312537
Fire Alarm & Electronic Systems						
D6060	Throughout	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	105,000 SF	3	10312525
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	105,000 SF	8	10312506
D7050	Main Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	10312646
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	105,000 SF	13	10312559
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	105,000 SF	8	10312582
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	8	10500326
E1030	015 - Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	23	10312576
E1030	015 - Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10312595
E1030	015 - Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10312588
E1030	015 - Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10312495
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	8	10500297
E1030	015 - Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	4	10312578

Component Condition Report | Kensington-Parkwood Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	015 - Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	10312590
E1030	Exterior door 10 - trash compactor	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	4	10312521
E1030	015 - Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	3 LF	9	10312515
E1030	015 - Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	5 LF	9	10312550
E1030	015 - Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10312649
E1030	015 - Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	10312603
E1030	015 - Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	9	10312643
E1030	015 - Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	11	10312593
E1030	015 - Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10312551
E1030	015 - Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10312570
E1030	015 - Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	10312548
E1030	015 - Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	5	10312651
E1030	015 - Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	6	10312616
E1030	015 - Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	9	10312644
E1040	Kitchen	Fair	Ceramics Equipment, Kiln	1	11	10312652
E1040	Kitchen	Fair	Ceramics Equipment, Kiln	1	2	10312621
E1070	011 - GYMNASIUM	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	11	10312629
E2010	101 - media center	Fair	Library Shelving, Double-Faced, up to 90" Height	120 LF	11	10312493
E2010	101 - media center	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	90 LF	13	10312607
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	2,400 LF	13	10312635
Pedestrian Plazas & Walkways						
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	2,000 SF	31	10500300

Component Condition Report | Kensington-Parkwood Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site General	Poor	Stair/Ramp Rails, Metal, Refinish	200 LF	1	10312411
Facade						
B2010	Site General	Failed	Exterior Walls, any type, Repairs per Man-Day, Repair	3	0	10312430
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	20	12	10312433
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	12	10312407
Plumbing						
D2030	Site General	Fair	Plumbing System, Rain Water Drainage, Low Density	380,000 SF	22	10312412
Electrical						
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	14	7	10312429
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	75	16	10312415
Fire Alarm & Electronic Systems						
D7010	Building Exterior	Fair	Access Control Devices, Magnetic Lock, w/ Card Reader, Install	2	4	10312432
Special Construction & Demo						
F1020	Site General	Fair	Shade Structure, Metal-Framed, Standard	150 SF	12	10312423
F1020	Site General	Good	Ancillary Building, CMU, Standard	300 SF	25	10312408
Pedestrian Plazas & Walkways						
G2010	Site General	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	4,300 SF	7	10312403
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	3,000 LF	18	10312657
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	45,000 SF	2	10312436
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,000 SF	4	10312421
G2030	Site General	Fair	Sidewalk, Asphalt, Overlay	1,000 SF	7	10312431
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	18,750 SF	32	10312661
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Good	Play Structure, Climbing Wall, by vertical surface area	100 SF	11	10312404

Component Condition Report | Kensington-Parkwood Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	12	10312435
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	20,000 SF	7	10312438
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	20,000 SF	3	10312417
G2050	Site Playground Areas	Good	Trail Surface, Natural Wood Covering, Chips 3" Depth	5,300 SF	9	10312441
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Very Small	1	15	10312439
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	10	10312420
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	2	9	10312405
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	9	10312406
G2050	Site General	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	24	8	10312437
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	11	10312410
Sitework						
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	12	10312413
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	2	8	10312428
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	12	12	10312414
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	485 LF	10	10312409
G2060	Site General	Fair	Flagpole, Metal	1	12	10312427
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	29	6	10312419
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 4'	315 LF	30	10312401
G2060	Site Utility Areas	Good	Fences & Gates, Fence, Wrought Iron 6'	80 LF	41	10312402
G2060	Site General	Fair	Picnic Table, Wood/Composite/Fiberglass	4	10	10312418
G2060	Site Utility Areas	Fair	Bollard, Concrete or Metal	8	12	10312434
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	30	10312425
G2080	Site General	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	105,000 SF	5	10320680
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	12	15	10312424

Appendix F: Replacement Reserves

Replacement Reserves Report



5/20/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Site General	10312430	Exterior Walls, any type, Repairs per Man-Day, Repair	0	1	0	3	EA		\$1,100.00	\$3,300	\$3,300																					\$3,300
B2050	Building Exterior	10312433	Exterior Door, Steel, Standard, Replace	30	18	12	20	EA		\$600.00	\$12,000												\$12,000										\$12,000
B2050	Building Exterior	10312407	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	18	12	14	EA		\$1,300.00	\$18,200												\$18,200										\$18,200
D5040	Building Exterior	10312429	Exterior Light, any type, w/ LED Replacement, Replace	20	13	7	14	EA		\$400.00	\$5,600								\$5,600														\$5,600
D5040	Building Exterior	10312415	Exterior Light, any type, w/ LED Replacement, Replace	20	4	16	75	EA		\$400.00	\$30,000																\$30,000						\$30,000
D7010	Building Exterior	10312432	Access Control Devices, Magnetic Lock, w/ Card Reader, Install	15	11	4	2	EA		\$6,430.00	\$12,860				\$12,860															\$12,860			\$25,720
F1020	Site General	10312423	Shade Structure, Metal-Framed, Standard, Replace	30	18	12	150	SF		\$50.00	\$7,500												\$7,500										\$7,500
G2010	Site General	10312403	Roadways, Pavement, Asphalt, Mill & Overlay	25	18	7	4300	SF		\$3.50	\$15,050								\$15,050														\$15,050
G2020	Site Parking Areas	10312436	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	45000	SF		\$0.45	\$20,250		\$20,250						\$20,250				\$20,250				\$20,250						\$81,000
G2020	Site Parking Areas	10312421	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	45000	SF		\$3.50	\$157,500				\$157,500																		\$157,500
G2020	Site Parking Areas	10312657	Parking Lots, Curb & Gutter, Concrete, Replace	50	32	18	3000	LF		\$30.00	\$90,000																		\$90,000			\$90,000	
G2030	Site General	10312431	Sidewalk, Asphalt, Overlay	25	18	7	1000	SF		\$1.50	\$1,500								\$1,500														\$1,500
G2050	Site Sports Fields & Courts	10312417	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	20000	SF		\$0.45	\$9,000			\$9,000					\$9,000				\$9,000						\$9,000				\$36,000
G2050	Site Sports Fields & Courts	10312438	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	18	7	20000	SF		\$3.50	\$70,000								\$70,000														\$70,000
G2050	Site General	10312437	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	17	8	24	EA		\$120.00	\$2,880								\$2,880														\$2,880
G2050	Site Sports Fields & Courts	10312420	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	2	EA		\$5,000.00	\$10,000											\$10,000											\$10,000
G2050	Site Sports Fields & Courts	10312410	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	4	EA		\$4,750.00	\$19,000											\$19,000											\$19,000
G2050	Site Playground Areas	10312441	Trail Surface, Natural Wood Covering, Chips 3" Depth, Replace	10	1	9	5300	SF		\$0.80	\$4,240									\$4,240									\$4,240				\$8,480
G2050	Site Playground Areas	10312405	Play Structure, Multipurpose, Small, Replace	20	11	9	2	EA		\$10,000.00	\$20,000									\$20,000													\$20,000
G2050	Site Playground Areas	10312406	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA		\$20,000.00	\$20,000									\$20,000													\$20,000
G2050	Site Sports Fields & Courts	10312404	Play Structure, Climbing Wall, by vertical surface area, Replace	15	4	11	100	SF		\$40.00	\$4,000											\$4,000											\$4,000
G2050	Site Playground Areas	10312435	Play Structure, Multipurpose, Very Small, Replace	20	8	12	1	EA		\$6,000.00	\$6,000												\$6,000										\$6,000
G2050	Site Playground Areas	10312439	Play Structure, Multipurpose, Very Small, Replace	20	5	15	1	EA		\$6,000.00	\$6,000															\$6,000							\$6,000
G2060	Site General	10312428	Bike Rack, Fixed 6-10 Bikes, Replace	20	12	8	2	EA		\$800.00	\$1,600									\$1,600													\$1,600
G2060	Site General	10312409	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	485	LF		\$18.00	\$8,730											\$8,730											\$8,730
G2060	Site General	10312418	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	4	EA		\$600.00	\$2,400										\$2,400												\$2,400
G2060	Site General	10312414	Park Bench, Metal Powder-Coated, Replace	20	8	12	12	EA		\$700.00	\$8,400												\$8,400										\$8,400
G2060	Building Exterior	10312419	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	14	6	29	EA		\$150.00	\$4,350							\$4,350															\$4,350
G2060	Site General	10312413	Signage, Property, Monument, Replace/Install	20	8	12	1	EA		\$3,000.00	\$3,000												\$3,000										\$3,000
G2060	Site General	10312427	Flagpole, Metal, Replace	30	18	12	1	EA		\$2,500.00	\$2,500												\$2,500										\$2,500
G2060	Site Utility Areas	10312434	Bollard, Concrete or Metal, Replace	30	18	12	8	EA		\$1,000.00	\$8,000												\$8,000										\$8,000
G2080	Site General	10320680	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	15	5	105000	SF		\$1.00	\$105,000				\$105,000																		\$105,000
G4050	Site Parking Areas	10312424	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	12	EA		\$4,000.00	\$48,000																\$48,000						\$48,000
Totals, Unescalated												\$3,300	\$300	\$20,250	\$9,000	\$170,360	\$105,000	\$4,350	\$112,400	\$13,480	\$44,240	\$21,130	\$23,300	\$85,850	\$9,000	\$0	\$54,000	\$30,000	\$20,250	\$99,000	\$17,100	\$0	\$842,310
Totals, Escalated (3.0% inflation, compounded annually)												\$3,300	\$309	\$21,483	\$9,835	\$191,742	\$121,724	\$5,194	\$138,238	\$17,076	\$57,723	\$28,397	\$32,253	\$122,402	\$13,217	\$0	\$84,130	\$48,141	\$33,470	\$168,541	\$29,985	\$0	\$1,127,159

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10312636	D1010	Elevator Controls	Automatic, 1 Car		Kensington-Parkwood Elementary School / Main Building	106B - Elevator	Schindler	E1B 187P	373-23	2005		
2	10312510	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Kensington-Parkwood Elementary School / Main Building	Elevator #1				2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10312604	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	100	Kensington-Parkwood Elementary School / Main Building	Boiler Room	State	SBD100199NET 118	1510M002555	2015		
2	10312623	D2010	Water Heater	Gas, High-Efficiency Condensing Style, 71 to 120 GAL	130 GAL	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Conquest	40 L 130A-GCL	F004962	2017		
3	10312554	D2010	Backflow Preventer	Domestic Water	2 IN	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Zurn	975 XL2	NA	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10312541	D3020	Boiler	Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH	750 MBH	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Fulton	EDR-750	4435-HFTC	2017		
2	10312512	D3020	Boiler	Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH	750 MBH	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Aerco	122660	G-04-1384			
3	10312587	D3020	Boiler [BOILER 1]	Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH	750 MBH	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Aerco	122660	G-04-1386	2004		
4	10312619	D3020	Boiler [BOILER 2]	Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH	750 MBH	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Aerco	122660	G-04-1385			
5	10312529	D3020	Boiler [BOILER 4]	Gas High-Efficiency Condensing Style, HVAC, 126 to 750 MBH	Inaccessible	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Aerco	122660	G-04-1387			
6	10312560	D3020	Boiler Supplemental Components	Expansion Tank	15 GAL	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Inaccessible	Inaccessible	Inaccessible			
7	10312517	D3020	Boiler Supplemental Components	Expansion Tank	30 GAL	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Taco	CA300-125	433233	2017		
8	10312562	D3020	Boiler Supplemental Components	Expansion Tank, 61 to 100 GAL	75 GAL	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	141550	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10312504	D3020	Boiler Supplemental Components	Expansion Tank, 61 to 100 GAL	75 GAL	Kensington-Parkwood Elementary School / Main Building	Boiler Room						
10	10312563	D3020	Boiler Supplemental Components [ET-6]	Expansion Tank, 61 to 100 GAL	75 GAL	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Taco	432904	CA215-125	2017		
11	10500303	D3030	Chiller	Air-Cooled	140 TON	Kensington-Parkwood Elementary School / Main Building	Site General	Trane	RTAC 1654 UJ0N UARN LINY 1DDN RAGE A110 N0EX M	U05C00414	2005		
12	10500329	D3030	Chiller	Air-Cooled, 31 to 40 TON	40 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Daikin Industries	AGZ040EDSMANN00	STNU180200003	2005		
13	10312492	D3030	Chiller	Water-Cooled, 61 to 80 TON	80 TON	Kensington-Parkwood Elementary School / Main Building	Chiller Room	Trane	Inaccessible	Inaccessible	2005		
14	10500325	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU8	A001385	2013		
15	10500330	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA120B400EA	50253BWAD	2005		
16	10500312	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA120B400EA	5033J7TAD	2005		
17	10500335	D3030	Split System [ACCU-3]	Condensing Unit/Heat Pump	7.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA090A400FA	5043Y6FAD	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10500343	D3030	Split System [ACCU-4]	Condensing Unit/Heat Pump	5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	2TTA0060A4000AA	5053WYB3F	2005		
19	10500316	D3030	Split System [AHU-4]	Condensing Unit/Heat Pump	10 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA120B400EA	505368KAD	2005		
20	10500339	D3030	Split System [ERU-1]	Condensing Unit/Heat Pump	15 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA180B400FA	504541PAD	2005		
21	10500327	D3030	Split System [ERU-2]	Condensing Unit/Heat Pump	15 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	TTA180B400FA	5052047AD	2005		
22	10500320	D3030	Split System Ductless	Single Zone	1.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Daikin Industries	No dataplate	No dataplate			
23	10500313	D3030	Split System Ductless	Single Zone	1 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	8ZU12588A	2018		
24	10500334	D3030	Split System Ductless	Single Zone	1 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	8YU11926A	2018		
25	10500336	D3030	Split System Ductless	Single Zone	1.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA6	67U05800D	2016		
26	10500293	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	2TTA0036A4000AA	5035UAH3F	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10500328	D3030	Split System Ductless [DSS-1]	Single Zone	1.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU8	A001483	2014		
28	10500324	D3030	Split System Ductless [DSS-1]	Single Zone	1.5 TON	Kensington-Parkwood Elementary School / Main Building	Roof	EMI	No dataplate	No dataplate			
29	10312572	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	3 HP	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Taco	Inaccessible	Inaccessible			
30	10312523	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 16 to 25 HP	20 HP	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	CV3899 01 23			
31	10312622	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	CV3899-02 F50			
32	10312557	D3050	Pump	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	CV3900----	2005		
33	10312556	D3050	Pump	Distribution, HVAC Heating Water, 11 to 15 HP	15 HP	Kensington-Parkwood Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	CV3930-01F50	2005		
34	10312628	D3050	Pump	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	Kensington-Parkwood Elementary School / Main Building	Chiller Room	Bell & Gossett	Illegible	Illegible			
35	10312487	D3050	Pump [P-16]	Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	3 HP	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Taco	F11206EDDAH2L0DB2021D	Inaccessible	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10312627	D3050	Pump [P-17]	Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	3 HP	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Taco	FL1206EDDAH2L0DB2021D	513506/1/1	2017		
37	10312532	D3050	Pump [P-18]	Distribution, HVAC Chilled or Condenser Water, 1 to 3 HP	3 HP	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room				2015		
38	10500305	D3050	Air Handler	Interior AHU, Easy/Moderate Access	15500 CFM	Kensington-Parkwood Elementary School / Main Building	Mech Penthouse #1	Trane	MCCB017UA0C0UA	K05A11084	2005		
39	10500311	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	LPCAF03F1E0F7DR0000001DA4C00000000000	T05A04786	2005		
40	10500295	D3050	Air Handler	Interior AHU, Easy/Moderate Access	3500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	INNOVENT	E-LASER-2B-2200-DX/HW-1-E	204144-3	2005		
41	10500304	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	16700 CFM	Kensington-Parkwood Elementary School / Main Building	Mech Penthouse #6-7	Trane	MCCB012UA0C0UB	K05A11037	2005		
42	10500314	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	2300 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	BCVC03601A0C3AF2G000000B010000000000000	T05A04813	2005		
43	10500298	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	5700 CFM	Kensington-Parkwood Elementary School / Main Building	Mechanical Room	Trane	MCCB008UA0C0UB	K05A11027	2005		
44	10500333	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	5000 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	MCCB010UA0CQUA	K05A11055	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10312520	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	10000 CFM	Kensington- Parkwood Elementary School / Main Building	116 - mechanical room	Trane	BCVC090G1A0C4BF6P000000B010000000000000	T05A04808	2005		
46	10312511	D3050	Air Handler [AHU-7]	Interior AHU, Easy/Moderate Access, 15001 to 20000 CFM	20000 CFM	Kensington- Parkwood Elementary School / Main Building	116 - mechanical room	Trane	MCCCB012UA0C0UB	K05A11065	2005		
47	10500337	D3050	Air Handler [AHU-8]	Exterior AHU	3500 CFM	Kensington- Parkwood Elementary School / Main Building	Roof	Trane	TTA2408400FA	5044108AD	2005		
48	10312571	D3050	Air Handler [AHU-8]	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	15000 CFM	Kensington- Parkwood Elementary School / Main Building	116 - mechanical room	Trane	MCCB014UA0C0UA	K05A11074	2005		
49	10312577	D3050	Air Handler [AHU-9]	Interior AHU, Integral to Building or Difficult Access, 10001 to 15000 CFM	15000 CFM	Kensington- Parkwood Elementary School / Main Building	116 - mechanical room	Trane	LPCAC03F1E0EUBR0000001AAPC000000000000	T05A04787	2004		
50	10500319	D3050	Air Handler [DOAU-1]	Exterior AHU	10000 CFM	Kensington- Parkwood Elementary School / Main Building	Roof	AnneXAIR	ERP-E-12-EW-FP-C-H-TB-AM24	2911-01-0318	2024		
51	10500307	D3050	Air Handler [ERU-1]	Interior AHU, Easy/Moderate Access	5500 CFM	Kensington- Parkwood Elementary School / Main Building	Mech Penthouse #7- 8	INNOVENT	E-LASER-2B-4100-DX/HW-1-E	204144-1	2005		
52	10500299	D3050	Air Handler [ERU-2]	Interior AHU, Easy/Moderate Access	5500 CFM	Kensington- Parkwood Elementary School / Main Building	Mech Penthouse #6- 7	INNOVENT	E-LASER-2B-4100-DX/HW-1-E	204144-2	2005		
53	10500342	D3050	Air Handler [ERU-4]	Interior AHU, Easy/Moderate Access	3500 CFM	Kensington- Parkwood Elementary School / Main Building	Mech Penthouse #8- 9	INNOVENT	E-LASER-2B-2600-DX/HW-1-E	204144-4	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
54	10312639	D3050	Fan Coil Unit [F-C 1-1]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	152 - mech room	International Enviromental Corp	VEY1800015740	864311-40-2	2017		
55	10312500	D3050	Fan Coil Unit [F-C 1-2]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	152 - mech room	International Enviromental Corp	VEY1800015667	864311-30-2	2017		
56	10312574	D3050	Fan Coil Unit [F-C 1-3]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	159 - mech room	International Enviromental Corp	VEY1200015631	864311-20-2	2017		
57	10312567	D3050	Fan Coil Unit [F-C 1-4]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	159 - mech room	International Enviromental Corp	VEY1200015511	864311-10-1	2017		
58	10312583	D3050	Fan Coil Unit [F-C 1-5]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	166 - mech room	International Enviromental Corp	VEY1800015667	864311-30-1	2017		
59	10312526	D3050	Fan Coil Unit [F-C 15-1]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	174 - mech room	International Enviromental Corp	VEY1200015511	864311-10-9	2017		
60	10312642	D3050	Fan Coil Unit [F-C 15-2]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	174 - mech room	International Enviromental Corp	VEY1200015631	864311-20-6	2017		
61	10312565	D3050	Fan Coil Unit [F-C 15-3]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	177 - mech room	International Enviromental Corp	VEY1200015511	864311-10-10	2017		
62	10312610	D3050	Fan Coil Unit [F-C 1-6]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	166 - mech room	International Enviromental Corp	VEY1800015740	864311-40-1	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
63	10312494	D3050	Fan Coil Unit [F-C 2-2]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	132 - mech room	International Enviromental Corp	VEY1200015631	864311-20-4	2017		
64	10312648	D3050	Fan Coil Unit [F-C 2-3]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	143 - mech room	International Enviromental Corp	VEY1200015631	864311-20-7	2017		
65	10312486	D3050	Fan Coil Unit [F-C 2-6]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	142 - mech room	International Enviromental Corp	VEY1200015631	864311-20-8	2017		
66	10312527	D3050	Fan Coil Unit [F-C 2-7]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	153 - mech room	International Enviromental Corp	VEY1200015631	864311-20-9	2017		
67	10312596	D3050	Fan Coil Unit [F-C 2-8]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	153 - mech room	International Enviromental Corp	VEY1200015511	864311-10-6	2017		
68	10312552	D3050	Fan Coil Unit [F-C 3-1]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	113 - mech room	International Enviromental Corp	VEY1200015511	864311-10-3	2017		
69	10312632	D3050	Fan Coil Unit [F-C 3-3]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	110 - mech room	International Enviromental Corp	VEY1200015631	864311-20-1	2017		
70	10312579	D3050	Fan Coil Unit [F-C 3-4]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	110 - mech room	International Enviromental Corp	VEY1200015511	864311-10-7	2017		
71	10312631	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	204 - mech room	International Enviromental Corp	NDB12CBAAH2AEAEC1BDAAAM	W171101572	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
72	10312568	D3050	Fan Coil Unit [FC-15-4]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	177 - mech room	International Enviromental Corp	VEY1200015631	864311-20-3	2017		
73	10312484	D3050	Fan Coil Unit [FC-1-8]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	169 - mech room	International Enviromental Corp	VEY1200015511	864311-10-2	2017		
74	10312625	D3050	Fan Coil Unit [FC-1-8]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	169 - mech room	International Enviromental Corp	VERY1200015631	864311-20-5	2017		
75	10312575	D3050	Fan Coil Unit [FC-2-1]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	132 - mech room	International Enviromental Corp	VEY1200015511	864311-10-4			
76	10312505	D3050	Fan Coil Unit [FC-2-4]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	143 - mech room	International Enviromental Corp	VEY1200015511	864311-10-5	2017		
77	10312614	D3050	Fan Coil Unit [FC-2-5]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	142 - mech room	International Enviromental Corp	VEY1200015511	864311-10-8	2017		
78	10312655	D3050	Fan Coil Unit [FC-3-2]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	113 - mech room	International Enviromental Corp	VEY1200015631	864311-20-10	2017		
79	10312611	D3050	Fan Coil Unit [FCU-11]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	210 - mech room	United Electric Company	NDB12CBAAH2AEAEC1BDAAAM	W171101574	2017		
80	10312533	D3050	Fan Coil Unit [FCU-12]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington-Parkwood Elementary School / Main Building	210 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101573	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
81	10312589	D3050	Fan Coil Unit [FCU-14]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	204 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101576	2017		
82	10312485	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Kensington- Parkwood Elementary School / Main Building	209 - mech room						
83	10312498	D3050	Fan Coil Unit	Hydronic Terminal	401 - 800 CFM	Kensington- Parkwood Elementary School / Main Building	209 - mech room						
84	10312534	D3050	Fan Coil Unit [FCU-3]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	037 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W1711-01565	2017		
85	10312647	D3050	Fan Coil Unit [FCU-4]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	037 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101566	2017		
86	10312491	D3050	Fan Coil Unit [FCU-5]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	038 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101568	2017		
87	10312535	D3050	Fan Coil Unit [FCU-6]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	038 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101567	2017		
88	10312612	D3050	Fan Coil Unit [FCU-7]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	215 - mech room	Magic Aire	NDB16CBAAH2AEAPG1BDAAAM	W171101578	2017		
89	10312519	D3050	Fan Coil Unit [FCU-8]	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Kensington- Parkwood Elementary School / Main Building	215 - mech room	Magic Aire	NDB12CBAAH2AEAEC1BDAAAM	W171101569	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
90	10500302	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted, 8 to 10 TON	8 TON	Kensington-Parkwood Elementary School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-319	201806- ANGH68347	2018		
91	10500341	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 10" Damper	250 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Cook	100 ACEM 100C 10DM	1438H2 1099- 00/0000701	2017		
92	10500344	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 12" Damper	750 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV135 E3 1/4HP 115/1/60/0DP	04D646214	2004		
93	10500317	D3060	Exhaust Fan [EF11]	Roof or Wall-Mounted, 10" Damper	500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PRN118 E 115/1/60/0DP 1750 V	04D646204	2004		
94	10500310	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 10" Damper	500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PRN110 115/1/60/0DP	040646206	2004		
95	10500321	D3060	Exhaust Fan [EF-2]	Centrifugal, 16" Damper	1500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Cook	165 ACRU 165R38	1438H21099 00/0002101	2017		
96	10500338	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper	1046 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PNU150RF 1/3HP 115/1/60/0DP	04D646220			
97	10500309	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 10" Damper	377 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV365 3/4HP 460/3/60/0DP 377	040645215			
98	10500296	D3060	Exhaust Fan [EF-21]	Roof or Wall-Mounted, 16" Damper	1750 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PRN118 E 115/1/60/0DP 1750	04D646209	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
99	10500322	D3060	Exhaust Fan [EF-24]	Roof or Wall-Mounted, 10" Damper	438 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV220 1/3HP 115/1/60/ODP W/TOL 438	040646217	2004		
100	10500318	D3060	Exhaust Fan [EF-25]	Roof or Wall-Mounted, 10" Damper	310 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV365 1/2HP 460/3/60/ODP 310	04D646219	2004		
101	10500331	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 10" Damper	100 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PRN110 115/1/60/ODP W/TOL W	04D646201	2004		
102	10500294	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 24" Damper	2500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	Trane	PV180 1/3HP 115/1/60/ODP W/TOL	040646210	2004		
103	10500308	D3060	Exhaust Fan [EF7]	Roof or Wall-Mounted, 12" Damper	750 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV180 1/2HP 115/1/60/OD:	040646212	2004		
104	10500315	D3060	Exhaust Fan [EF-8]	Roof or Wall-Mounted, 10" Damper	500 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PRN118 E 115/1/60/ODP 1750	040646221	2004		
105	10500306	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 12" Damper	750 CFM	Kensington-Parkwood Elementary School / Main Building	Roof	CentriMaster	PV120 E4 1/4HP 1/60/ODP	04D646213	2004		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10500301	D5010	Generator	Diesel	125 KW	Kensington-Parkwood Elementary School / Main Building	Site General	Generac	4535940100	2084176	2005		
2	10312600	D5010	Automatic Transfer Switch	ATS, 100 AMP	100 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Generac	4535940200	88673	2017		
3	10312545	D5010	Automatic Transfer Switch	ATS, 100 AMP	150 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Generac	4535940300	88684	2017		
4	10312489	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA	112.5 KVA	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	3F3Y112BC	NA	2017		
5	10312531	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 KVA	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	POWER QUALITY INTERNATIONAL	NA	C 14256	2005		
6	10312580	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Power Quality International	No dataplate	C 14257-2			
7	10312566	D5020	Secondary Transformer	Dry, Stepdown, 750 KVA	75 KVA	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Power Quality International	C 14257-1	NA			
8	10312598	D5020	Secondary Transformer [T4]	Dry, Stepdown, 75 KVA	75 KVA	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	3F3Y075BC	NA	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10312581	D5020	Secondary Transformer [T7]	Dry, Stepdown, 75 KVA	75 KVA	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Siemens	3F3Y075BC	NA	2005		
10	10312536	D5020	Secondary Transformer [TC4]	Dry, Stepdown, 30 KVA	30 KVA	Kensington-Parkwood Elementary School / Main Building	030 - Electrical	Square D	EX30T3HNLP	1101817212	2017		
11	10312624	D5020	Secondary Transformer [TML1]	Dry, Stepdown, 15 KVA	15 KVA	Kensington-Parkwood Elementary School / Main Building	041 - boiler Room	Square D	EX15T3H	1101817004	2017		
12	10312584	D5020	Secondary Transformer [TR5]	Dry, Stepdown, 75 KVA	75 KVA	Kensington-Parkwood Elementary School / Main Building	030 - Electrical	Square D	EX75T3H	1052517019	2017		
13	10312497	D5020	Secondary Transformer [XFRMR T5]	Dry, Stepdown, 15 KVA	15 KVA	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	3F3Y015BC	NA	2005		
14	10312638	D5020	Secondary Transformer [XFRMR T6]	Dry, Stepdown, 30 KVA	30 KVA	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	3F3Y030BC	NA	2015		
15	10312613	D5020	Switchboard	277/480 V, 2000 AMP	2000 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	SB3	17-66790-A00010-01	2005		
16	10312501	D5020	Distribution Panel	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P1C42ML400CTS	79-66790	2005		
17	10312542	D5020	Distribution Panel	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P2JX300CBS	79-66790	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10312569	D5020	Distribution Panel	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Siemens	P1C42JX300CBS	79-66790	2005		
19	10312540	D5020	Distribution Panel	120/240 V, 400 AMP	400 AMP	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Siemens	P1C42ML400CTS	79-66790	2005		
20	10312650	D5020	Distribution Panel	277/480 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	P3C80JX400ETS	79-66790	2005		
21	10312637	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P2E3QUX400EBS	79-C6790	2005		
22	10312555	D5020	Distribution Panel	277/480 V, 400 AMP	400 AMP	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Siemens	P1C42JX300CBS	79-66790	2005		
23	10312615	D5020	Distribution Panel [C3]	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P1C42JX300CBS	79-66790	2005		
24	10312546	D5020	Distribution Panel [DP1]	277/480 V, 600 AMP	500 AMP	Kensington-Parkwood Elementary School / Main Building	030 - Electrical	Square D	44390159220010001	NA	2015		
25	10312640	D5020	Distribution Panel [L1]	277/480 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	P2E42JX350ETS	79-66790	2005		
26	10312592	D5020	Distribution Panel [L3]	277/480 V, 400 AMP	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P2E30ML400ETS	79-66790	2005		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10312609	D5020	Distribution Panel [MP2]	277/480 V, 600 AMP	600 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	P3E80HL600ETS	79-66790	2005		
28	10312539	D5020	Distribution Panel [MP3]	120/208 V, 400 AMP	400 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	P5E75ND120ETS	17-66790-F00	2005		
29	10312606	D5020	Distribution Panel [R1]	277/480 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Siemens	P3C80ML400EBS	79-66790			
30	10312522	D5020	Distribution Panel [R2]	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	106 - Elevator	Siemens	P1C42ML400CTS	79-66790	2005		
31	10312626	D5020	Distribution Panel [R3]	120/208 V	400 AMP	Kensington-Parkwood Elementary School / Main Building	152B - Electrical room	Siemens	P1C42ML400CTS	79-66790	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10312646	D7050	Fire Alarm Panel	Fully Addressable		Kensington-Parkwood Elementary School / Main Building	Main Electrical Room	Inaccessible	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10312576	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen				2017		
2	10312593	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen				2005		
3	10312649	E1030	Foodservice Equipment	Convection Oven, Double		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Blodgett	ZEPHAIRE-200-E	020518CP041B	2005		
4	10312588	E1030	Foodservice Equipment	Dairy Cooler/Wells		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Continental	MC3-SS-S	15841281	2017		
5	10312570	E1030	Foodservice Equipment	Dairy Cooler/Wells		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	No dataplate	XS-326Y	NA			
6	10312548	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Avttec	ACW0	W1345994-1			
7	10312495	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	No dataplate	No dataplate	No dataplate			
8	10312590	E1030	Foodservice Equipment	Icemaker, Freestanding		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Manitowoc	QD0212A	110101374			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10312603	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Beverage-Air	PR1-1AHS-XDX	2354169			
10	10312521	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Kensington-Parkwood Elementary School / Main Building	Exterior door 10 - trash compactor	Precision Machinery Systems	101	1027410418			
11	10500326	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Kensington-Parkwood Elementary School / Main Building	Roof	Bohn	BZS035L6C	T18F23472	2018		
12	10500297	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Kensington-Parkwood Elementary School / Main Building	Roof	BOHN	BZS010M6C	T18F23467	2018		
13	10312595	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Delfield	KC-74-NU	1803150002580	2017		
14	10312551	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen	Bohn	ADT120AEK	T18F25327	2017		
15	10312616	E1030	Foodservice Equipment	Walk-In, Freezer		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen				2005		
16	10312643	E1030	Foodservice Equipment	Walk-In, Refrigerator		Kensington-Parkwood Elementary School / Main Building	015 - Kitchen						
17	10312652	E1040	Ceramics Equipment	Kiln		Kensington-Parkwood Elementary School / Main Building	Kitchen	PARADIGM INDUSTRIES	TNF823	452266	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10312621	E1040	Ceramics Equipment	Kiln		Kensington-Parkwood Elementary School / Main Building	Kitchen	Paragon	SNF823	365207	2005		