FACILITY CONDITION ASSESSMENT

prepared for

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

Luxmanor Elementary School
6201 Tilden Lane
Rockville, MD, 20852

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BV PROJECT #:
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DATE OF REPORT:
April 13, 2026

ON SITE DATE:
January 20, 2026

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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	6201 Tilden Lane, Rockville, MD, 20852
Site Developed	1966 Renovated 2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 20, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Yuet Lee
Assessment & Report Prepared By	Jake Stauffer
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Luxmanor Elementary School, originally constructed in 1966, consists of one permanent main building on its campus. The campus received a west wing addition in 2009. In 2020 the campus received a full renovation that added a third floor to the classroom building as well as new HVAC, electrical, plumbing, facade, and interior finishes.

Architectural

The campus structure is masonry framed and feature brick veneer and aluminum panel exteriors with modified bitumen and built-up roofing systems. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in good condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off five gas-fired boilers, with roof mounted air handling units and cooling towers, and a ground loop geothermal system featuring water source heat pumps that provide heating and cooling. Supplemental heating and cooling for some common areas and classrooms are provided by rooftop packed units and VRV (Variable Refrigerant Volume) units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system at the 2020 renovation building was observed to be in good condition. Heating and cooling at the 2009 addition were reported to be inadequate and an engineering study is recommended. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by a gas-fired water heater located in the mechanical room. The plumbing fixtures were determined to be part of the school's 2020 renovation and are in good condition. Plumbing supply and sanitary at the 2009 building addition was reported to be inadequate and an engineering study is recommended. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes LED fixtures. The fire alarm system is currently in good condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in good condition. The commercial kitchen equipment is generally in good condition and is original to the 2020 renovation. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and asphalt driveways are currently in good condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports courts, and field components are in good condition. Overall, the site features good landscaping. The landscaping and concrete pedestrian walkways were observed to be generally in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the 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 0.203367.

Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Main Building Luxmanor Elementary School
Throughout

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

The sanitary sewer system at the 2009 west wing addition was reported to be inadequate. An engineering study is recommended to determine the extent of the issue. - AssetCALC ID: 10260105

Recommended Follow-up Study: Plumbing, Domestic Water Supply System

Plumbing, Domestic Water Supply System
Main Building Luxmanor Elementary School
Throughout

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

**$$**$$

The domestic water supply at the 2009 west wing addition was reported to be inadequate. An engineering study is recommended to determine the extent of the issue. - AssetCALC ID: 10260055

Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design
Main Building Luxmanor Elementary School
Throughout

Uniformat Code: P2030
Recommendation: **Study in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,000

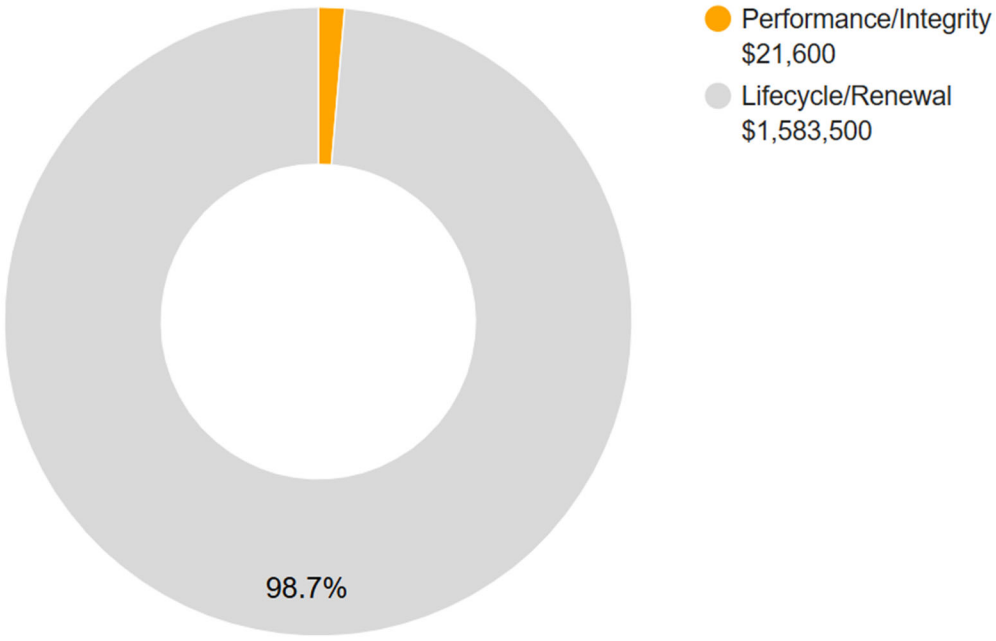
**$$**$$

The heating and cooling systems at the 2009 west wing addition was reported to be inadequate. An engineering study is recommended to determine the extent of the issue. - AssetCALC ID: 10260148

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: $1,605,100

2. Building Information

Main Building: Systems Summary		
Address	6201 Tilden Lane, Rockville, MD, 20852	
GPS Coordinates	39.0451423, -77.1265231	
Constructed/Renovated	1966/2009/2020	
Building Area	99,376 SF	
Number of Stories	3 above grade with 1 below-grade basement level mechanical room	
System	*Description*	*Conditio*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	*Good*
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	*Good*
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with built-up finish	*Good*
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, wood paneling, Unfinished/exposed	*Fair*
Elevators	Passenger: One hydraulic and one traction car serving all three floors	*Good*

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, ground loop geothermal system, and cooling towers feeding water source heat pump terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems, Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Good
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	The HVAC and plumbing system at the 2009 building addition was reported to be inadequate. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$136,100	$136,100
Facade	-	-	-	-	$115,900	$115,900
Roofing	-	-	-	$178,700	$789,500	$968,200
Interiors	-	-	$337,300	$587,300	$1,484,300	$2,409,000
Conveying	-	-	-	$24,200	$116,800	$141,000
Plumbing	-	-	$4,800	$18,100	$69,700	$92,600
HVAC	-	-	$125,100	$69,600	$1,165,300	$1,360,000
Fire Protection	-	-	-	-	-	-
Electrical	-	-	-	$77,100	$1,182,500	$1,259,600
Fire Alarm & Electronic Systems	-	-	-	-	$1,384,200	$1,384,200
Equipment & Furnishings	-	-	$15,100	$27,900	$1,482,500	$1,525,500
Follow-up Studies	-	$21,600	-	-	-	$21,600
TOTALS (3% inflation)	**-**	**$21,600**	**$482,300**	**$983,100**	**$7,926,900**	**$9,413,900**

3. Site Summary

Site Information		
Site Area	10.25 acres (estimated)	
Parking Spaces	74 total spaces all in open lots; four of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	*Good*
Site Development	Building-mounted and Property entrance signage; vinyl and chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	*Good*
Landscaping & Topography	Significant landscaping features include lawns, trees, bushes, and planters Irrigation not present Concrete and Brick retaining walls Low to moderate site slopes throughout	*Good*
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	*Good*
Site Lighting	Pole-mounted: LED	*Good*
Ancillary Structures	None	--

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	$25,200	$29,200	$419,200	$473,600
Site Pavement	-	-	$29,500	$34,200	$85,600	$149,300
Site Utilities	-	-	-	-	$20,500	$20,500
TOTALS (3% inflation)	**-**	**-**	**$54,700**	**$63,400**	**$525,300**	**$643,400**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1966 / 2020	No	No
Main Building	1966 / 2009 / 2020	No	No

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

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5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Luxmanor Elementary School, 6201 Tilden Lane, Rockville, MD, 20852, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Jake Stauffer
Project Assessor

Reviewed by: Daniel White

Daniel White
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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

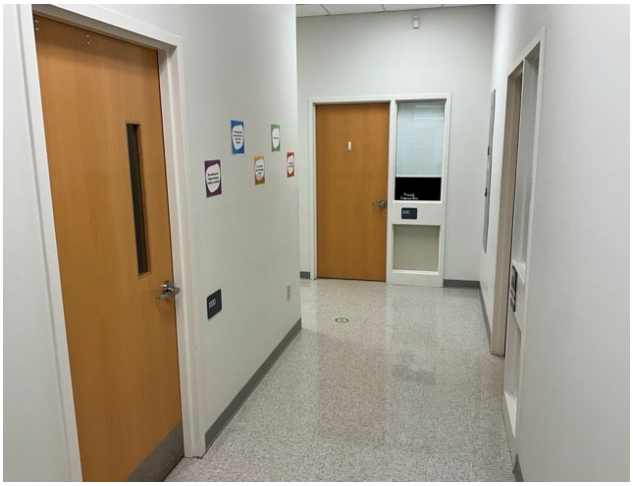
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - PRIMARY ROOF OVERVIEW



6 - OFFICES

Photographic Overview

7 - GYMNASIUM

8 - NURSES OFFICE

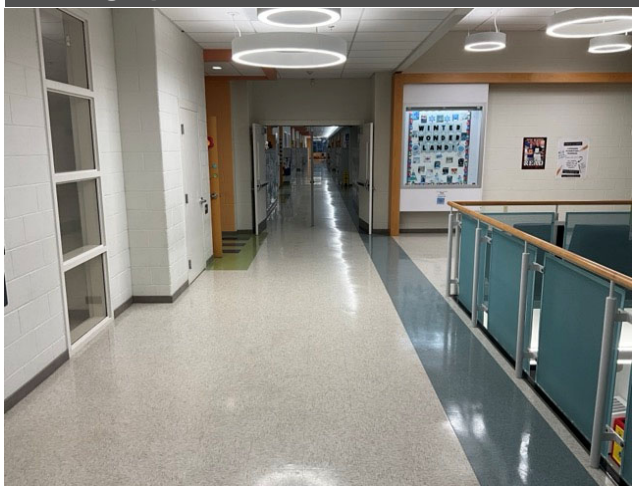
9 - TYPICAL CLASSROOM

10 - LIBRARY

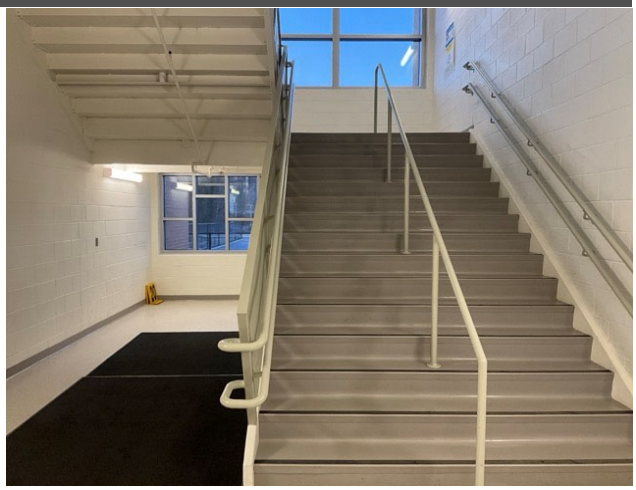
11 - STAFF LOUNGE

12 - CAFETERIA

Photographic Overview



13 - TYPICAL HALLWAY



14 - STAIRWELL

15 - ADMINISTRATION

16 - ELEVATOR MACHINERY

17 - WATER HEATER

18 - COOLING TOWER

Photographic Overview

19 - ROOFTOP MECHANICAL EQUIPMENT

20 - MAIN MECHANICAL ROOM

21 - EMERGENCY GENERATOR

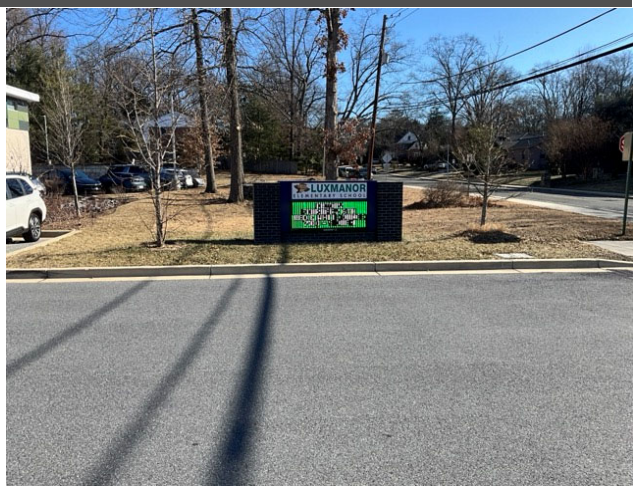
22 - MAIN ELECTRICAL ROOM

23 - FIRE ALARM PANEL

24 - FIRE SPRINKLER RISERS

Photographic Overview

25 - MAIN PARKING AREA



26 - PROPERTY SIGNAGE

27 - PLAYGROUND

28 - SIDEWALKS AND LANDSCAPING

29 - SPORTS FIELDS

30 - SPORTS COURTS

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-072.354	Luxmanor Elementary School
Source	**On-Site Date**
Google	January 20, 2026

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Luxmanor Elementary School

Name of person completing form: Yuet Lee

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 2.5 Years

Date Completed: 1/6/2026

Phone Number: 240-740-0823

Method of Completion: PRIOR- fully completed by client

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1966	Renovated: 2020	2009
2	Building size in SF	99,376 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2020	
		Roof	2020	
		Interiors	2020	
		HVAC	2020	
		Electrical	2020	
		Site Pavement	2020	
		Accessibility	2020	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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				Issue resolved
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				2009 West Wing Addition
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Inadequate heating and cooling rooms 120, 123, 128, 228.
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				2020 renovation to the 3 story classroom building
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Luxmanor Elementary School

BV Project Number: 172559.25R000-072.354

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			2020 renovation to the 3 story classroom building
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

ACCESSIBLE PATH

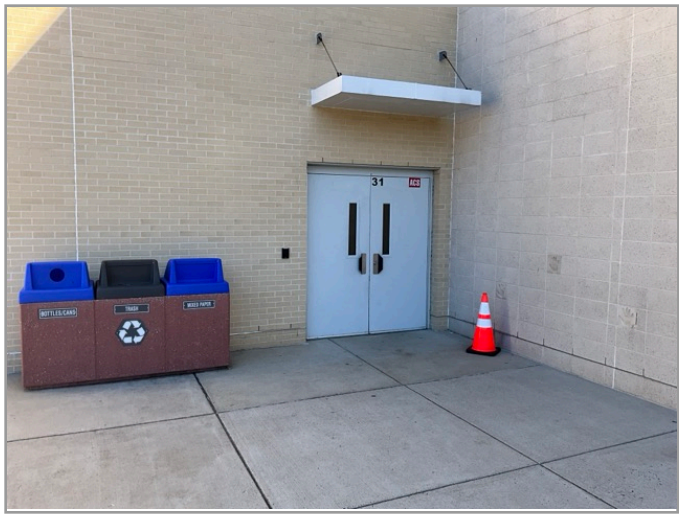
	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities,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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE



ACCESSIBLE 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 ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

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

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 ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

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 ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Addition	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3-5 Story Building	10,500 SF	60	10248543
A1010	Original building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3-5 Story Building	45,000 SF	26	10248666
B1010	Original Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	17,500 SF	60	10248655
B1010	Addition	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	42,000 SF	70	10248540
B1080	Interior Stairs	Good	Stair Treads, Raised Rubber Tile	9,000 SF	14	10248493
B1080	Building exterior	Good	Stairs and Walkways, Metal or Pan-Filled, Exterior	1,400 SF	36	10248514
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	40,000 SF	15	10248563
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	7,500 SF	35	10248535
B2010	Building Exterior	Good	Exterior Walls, Aluminum Faced Insulated Panel System	20,000 SF	35	10248622
B2020	Building Exterior	Good	Glazing, any type by SF	18,000 SF	25	10248485
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	41	35	10248639
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	25	10248650
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	9,500 SF	10	10254062
B3010	Roof	Good	Roofing, Modified Bitumen	48,500 SF	16	10248479
B3020	Roof	Good	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	800 LF	15	10248545
Interiors						
C1020	Building interior	Good	Interior Glazing, any type by SF	650 SF	36	10248541
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	19	35	10248690
C1030	Throughout Building	Good	Interior Door, Steel, Standard	43	35	10248511
C1030	Throughout	Good	Interior Door, Wood, Solid-Core Commercial	63	35	10248520
C1070	Throughout	Good	Suspended Ceilings, Acoustical Tile (ACT)	93,700 SF	20	10248468
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	24	15	10248469
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	400 LF	15	10248685
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	4,000 SF	35	10248477
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	150,000 SF	5	10248484
C2010	Gymnasium	Good	Wall Finishes, Acoustical Panels, Sound-Dampening	3,000 SF	20	10248510
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	550 SF	10	10248627
C2030	Throughout	Good	Flooring, Vinyl Tile (VCT)	83,000 SF	10	10248705
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,700 SF	35	10248516
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	5	10248624
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	5,300 SF	45	10248480
C2030	Mechanical room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	1,200 SF	6	10248500
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	3,300 SF	5	10248519
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,500 SF	5	10248598
C2050	Building interior	Good	Ceiling Finishes, Wood Paneling	1,800 SF	25	10248642
Conveying						
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	10	10248704
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	10	10248492
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, 3500 LB, Renovate	1	31	10248562
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 3 Floors, 3000 to 4000 LB, 3500 LB, Renovate	1	15	10248590

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2010	Restrooms	Good	Toilet, Child-Sized	8	25	10248482
D2010	Utility room	Good	Sink/Lavatory, Service Sink, Floor	8	31	10248569
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	9	10	10248486
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	99,376 SF	35	10248600
D2010	Restrooms	Good	Toilet, Commercial Water Closet	22	25	10248518
D2010	001	Fair	Backflow Preventer, Domestic Water, 2 IN, 1.5 TON	1	15	10248475
D2010	New Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 118 GAL	1	16	10248508
D2010	New Mechanical Room	Good	Backflow Preventer, Domestic Water, 2 IN, 1.5 IN	1	26	10248528
D2010	Building interior	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	63	26	10248497
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	36	25	10248645
D2010	001	Good	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, 108 GAL	1	17	10248618
D2010	Restrooms	Good	Urinal, Standard	8	25	10248687
D2030	001	Fair	Pump, Sump, 3 HP, No dataplate	1	4	10248638
HVAC						
D3020	001	Good	Unit Heater, Electric, 6 to 10 KW, Inaccessible	1	16	10248606
D3020	001	Fair	Boiler Supplemental Components, Expansion Tank, 31 to 60 GAL, 53 GAL	1	25	10248547
D3020	New Mechanical Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1500 MBH [Boiler4]	1	26	10248574
D3020	M4	Good	Boiler Supplemental Components, Expansion Tank, 31 to 60 GAL, 53 GAL	1	36	10248614
D3020	New Mechanical Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1500 MBH [Boiler3]	1	26	10248619
D3020	001	Good	Unit Heater, Electric, 1 to 5 KW, Inaccessible	1	16	10248525
D3020	001	Fair	Boiler, Gas, HVAC, 251 to 500 MBH, 500 MBH [Boiler1]	1	15	10248536
D3020	New Mechanical Room	Good	Boiler Supplemental Components, Chemical Feed System	1	10	10248573
D3020	001	Good	Boiler Supplemental Components, Chemical Feed System	1	10	10248613
D3020	001	Good	Boiler, Gas, HVAC, 251 to 500 MBH, 500 MBH [Boiler2]	1	26	10248491
D3020	New Mechanical Room	Good	Unit Heater, Electric, 1 to 5 KW, Inaccessible [EPUH9]	1	16	10248487
D3020	New Mechanical Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1500 MBH [BOILER5]	1	26	10248684
D3020	001	Fair	Heat Exchanger, Plate & Frame, HVAC, 26 to 40 GPM	1	20	10248632
D3020	New Mechanical Room	Good	Heat Exchanger, Plate & Frame, HVAC, 131 to 260 GPM [HX2]	1	31	10248523
D3030	M13	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU16]	1	16	10248636
D3030	M4	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU6]	1	16	10248629
D3030	M13	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU17]	1	16	10248700
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 6 TON [ACCU2]	1	11	10248670
D3030	Building interior	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, No dataplate	12	11	10248659
D3030	M16	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU19]	1	16	10248572
D3030	M24	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU31]	1	16	10248625
D3030	M28	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU7]	1	5	10248675
D3030	M14	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU22]	1	16	10248579
D3030	M10	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU12]	1	16	10248610
D3030	M26	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU10]	1	5	10248644
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 10 TON	1	11	10248595
D3030	M11	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU13]	1	16	10248561
D3030	M25	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU33]	1	16	10248505
D3030	M23	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU29]	1	16	10248657

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	M20	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU10]	1	16	10248471
D3030	M5	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU5]	1	16	10248608
D3030	M20	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU11]	1	16	10248463
D3030	M27	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU8]	1	5	10248665
D3030	M26	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU35]	1	16	10248473
D3030	M12	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU14]	1	16	10248582
D3030	M18	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU26]	1	16	10248676
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON, 77 TON [CT1]	1	10	10248717
D3030	M4	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU7]	1	16	10248660
D3030	M24	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU32]	1	16	10248539
D3030	M3	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU3]	1	16	10248578
D3030	M21	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU27]	1	16	10248472
D3030	M6	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU8]	1	16	10248692
D3030	M22	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU28]	1	16	10248577
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	11	10248626
D3030	M6	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU9]	1	16	10248701
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON [CU1]	1	4	10248710
D3030	Roof	Good	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, 176 TON	1	21	10248599
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	11	10248515
D3030	M23	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU30]	1	16	10248604
D3030	M15	Good	Heat Pump, Water Source, 10 TON, 10 TON [HPU18]	1	16	10248702
D3030	M25	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU34]	1	16	10248688
D3030	M8	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU2]	1	5	10248483
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, 3 TON	1	11	10248556
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 8 TON [ACCU1]	1	11	10248506
D3030	M17	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU24]	1	16	10248564
D3030	M7	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HPU5]	1	5	10248671
D3030	M28	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU6]	1	5	10248588
D3030	M8	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU1]	1	5	10248617
D3030	M16	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU20]	1	16	10248647
D3030	M14	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU21]	1	16	10248502
D3030	M26	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU11]	1	5	10248597
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	4	10248524
D3030	M1	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU1]	1	16	10248696
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	11	10248664
D3030	M9	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU3]	1	5	10248560
D3030	M3	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU4]	1	16	10248512
D3030	M2	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU2]	1	16	10248643
D3030	M17	Good	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU23]	1	16	10248517
D3030	M18	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU25]	1	16	10248680
D3030	M7	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU4]	1	5	10248695
D3030	M12	Good	Heat Pump, Water Source, 5 TON, 2 TON [HPU15]	1	16	10248640
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON	1	16	10248673
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 13 TON [DOAS5]	1	16	10248674

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, 11 TON [DOAS2]	1	16	10248605
D3050	New Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P5]	1	21	10248698
D3050	New Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P6]	1	21	10248507
D3050	New Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 8 to 10 HP, 10 HP [P7]	1	21	10248714
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM, 5600 CFM [ERU1]	1	5	10248672
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	99,376 SF	26	10248699
D3050	001	Good	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, 7.5 TON [P2]	1	25	10248653
D3050	Roof	Good	Air Handler, Exterior AHU, 6001 to 8000 CFM, 7000 CFM [DOAS3]	1	16	10248542
D3050	Roof	Good	Air Handler, Exterior AHU, 6001 to 8000 CFM, 7000 CFM [DOAS1]	1	16	10248557
D3050	001	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, 5 HP [P4]	1	25	10248552
D3050	New Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 8 to 10 HP, 10 HP [P8]	1	21	10248596
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, 16 TON [RHPU1]	1	16	10248634
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 13 TON [DOAS4]	1	16	10248503
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	99,376 SF	36	10248661
D3050	001	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, 5 HP [P3]	1	25	10248489
D3050	001	Good	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, 7.5 HP [P1]	1	25	10248571
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, 16 TON [RHPU2]	1	16	10248495
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Illegible [EF4]	1	16	10248526
D3060	New Mechanical Room	Good	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Inaccessible	1	21	10248707
D3060	Commercial kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	16	10248623
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF13]	1	16	10248607
D3060	001	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 650 CFM [EF1]	1	10	10248669
D3060	001	Fair	Axial Flow Fan, In-Line, 2 HP Motor, 5001 to 10000 CFM, No dataplate [SF1]	1	5	10248585
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, 600 CFM [EF3]	1	5	10248549
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF5]	1	16	10248633
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF1]	1	16	10248691
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Inaccessible	1	16	10248464
D3060	Commercial kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	16	10248570
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [2]	1	16	10248712
D3060	Commercial kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	16	10248715
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF3]	1	16	10248481
Fire Protection						
D4010	001	Good	Backflow Preventer, Fire Suppression, 8 IN	1	26	10248602
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	99,376 SF	21	10248584
Electrical						
D5010	Emergency Electrical Room	Good	Automatic Transfer Switch, ATS, 100 AMP, 100 AMP [ATS1]	1	21	10248601
D5010	Emergency Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP, 200 AMP [ATS2]	1	21	10248559
D5010	Loading Dock	Good	Generator, Gas or Gasoline, 130 to 185 KW, 150 KW	1	21	10248554
D5020	Electrical Room 238	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248538
D5020	Emergency Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	26	10248719
D5020	001	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	15	10248465
D5020	Emergency Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 15 KVA, 15 KVA	1	26	10248656
D5020	Emergency Electrical Room	Good	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	26	10248474
D5020	002	Fair	Secondary Transformer, Dry, Stepdown, 300 KVA, 300 KVA	1	15	10248586

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room 1	Good	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	26	10248621
D5020	Electrical Room 133	Good	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	26	10248558
D5020	Electrical Room 1	Good	Secondary Transformer, Dry, Stepdown, 45 KVA, 45 KVA	1	26	10248648
D5020	001	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248615
D5020	Electrical Room 238	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248509
D5020	Electrical Room 323	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248531
D5020	Electrical Room 323	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248635
D5020	Emergency Electrical Room	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248466
D5020	Emergency Electrical Room	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248679
D5020	002	Good	Switchboard, 277/480 V, 2000 AMP, 2000 AMP	1	36	10248499
D5020	001	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	15	10248589
D5020	001	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	15	10248651
D5020	Electrical Room 323	Good	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	26	10248630
D5020	002	Good	Distribution Panel, 120/208 V, 800 AMP, 800 AMP	1	26	10248587
D5020	Electrical Room 133	Good	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	26	10248568
D5020	002	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	26	10248716
D5020	Electrical Room 223	Good	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	26	10248594
D5020	Electrical Room 133	Good	Secondary Transformer, Dry, Stepdown, 225 KVA, 225 KVA	1	26	10248709
D5020	Electrical Room 133	Good	Distribution Panel, 120/208 V, 800 AMP, 800 AMP	1	26	10248581
D5030	New Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, 20 HP [P5]	1	16	10248565
D5030	New Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, 20 TON [P6]	1	16	10248550
D5030	Electrical Room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	99,376 SF	36	10248553
D5030	New Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, 10 HP [VFD8]	1	16	10248534
D5030	New Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, 10 HP [VFD7]	1	16	10248504
D5040	Cafereria	Good	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,200 SF	16	10248682
D5040	Building exterior	Good	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	31	16	10248527
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	99,376 SF	6	10248658
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	16	10248522
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	99,376 SF	16	10248683
Fire Alarm & Electronic Systems						
D6030	Cafeteria	Good	Sound System, Theater/Auditorium/Church	1,200 SF	16	10248693
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	99,376 SF	16	10248654
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	99,376 SF	11	10248575
D7050	002	Good	Fire Alarm Panel, Fully Addressable	1	11	10248490
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	99,376 SF	16	10248652
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	99,376 SF	11	10248513
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	26	10248580
E1030	Commercial kitchen	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	5	10248649
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	11	10248668
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	11	10248641
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	11	10248555
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	16	10248592
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	10248708

Component Condition Report | Luxmanor Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	11	10248706
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	11	10248637
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	11	10248532
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10248478
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	16	10248591
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	11	10248612
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	7	6	10248678
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	6	26	10248711
E1070	Cafeteria	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	11	10248697
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	120 LF	16	10248689
E2010	Office Areas	Good	Casework, Cabinetry, Standard	200 LF	16	10248494
E2010	Library	Good	Casework, Cabinetry, Standard	70 LF	16	10248583
E2010	Library	Good	Library Shelving, Double-Faced, up to 90" Height	80 LF	16	10248662
E2010	Classrooms General	Good	Window Treatments, Operable Blinds, Fire-Resistant	15,800 SF	16	10248530
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	1,900 LF	16	10248686
Follow-up Studies						
P2030	Throughout	NA	Engineering Study, Mechanical, General Design, Study	1	1	10260148
P2030	Throughout	NA	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	1	1	10260055
P2030	Throughout	NA	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	1	10260105

Component Condition Report | Luxmanor Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Curb & Gutter, Concrete	2,400 LF	46	10248718
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	21	10248593
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	3	10248713
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	800 LF	46	10248521
G2030	Site	Good	Sidewalk, Concrete, Large Areas	23,000 SF	46	10248529
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	4	21	10248603
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,400 SF	3	10248544
G2050	Site General	Good	Sports Apparatus, Player/Dugout Benches, 12' Length	8	11	10248533
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	16	10248546
G2050	Site Sports Fields & Courts	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth	7,400 SF	3	10248663
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	2	16	10248628
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	16	10248631
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	16	10248677
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	16	10248488
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	2	16	10248681
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,400 SF	21	10248576
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	16	10248470
Sitework						
G2060	Site	Good	Fences & Gates, Fence, Vinyl 4'	130 LF	21	10248646
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters	28	16	10248620
G2060	Site General	Good	Signage, Property, Pylon Robust/Electronic Programmable	1	16	10248611

Component Condition Report | Luxmanor Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,400 LF	36	10248467
G2060	Site Parking Areas	Good	Bollard, Concrete or Metal	15	26	10248694
G2060	Site General	Good	Park Bench, Metal Powder-Coated	9	16	10248551
G2060	Site	Good	Bike Rack, Fixed Single Loop	40	16	10248496
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	6,000 SF	46	10248609
G2060	Site General	Good	Retaining Wall, Brick/Stone	5,000 SF	36	10248548
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 6'	2,200 LF	36	10248667
G4050	Site	Good	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen, 50 to 105 W	16	16	10248703

Appendix F:
Replacement Reserves

Replacement Reserves Report

3/27/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Luxmanor Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Luxmanor Elementary School / Main Building	$0	$21,630	$0	$0	$12,684	$469,622	$122,240	$0	$0	$0	$860,832	$1,010,286	$0	$0	$136,133	$1,147,910	$4,893,534	$30,578	$0	$19,762	$688,761	**$9,413,973**
Luxmanor Elementary School / Site	$0	$0	$0	$54,724	$0	$0	$0	$0	$63,440	$0	$0	$4,983	$0	$73,544	$0	$0	$361,540	$0	$85,258	$0	$0	**$643,489**
Grand Total	**$0**	**$21,630**	**$0**	**$54,724**	**$12,684**	**$469,622**	**$122,240**	**$0**	**$63,440**	**$0**	**$860,832**	**$1,015,269**	**$0**	**$73,544**	**$136,133**	**$1,147,910**	**$5,255,075**	**$30,578**	**$85,258**	**$19,762**	**$688,761**	**$10,057,462**

Luxmanor Elementary School

Luxmanor Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Interior Stairs	10248493	Stair Treads, Raised Rubber Tile, Replace	18	4	14	9000	SF	$10.00	$90,000															$90,000							**$90,000**
B2010	Building Exterior	10248563	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	5	15	40000	SF	$1.86	$74,400																$74,400							**$74,400**
B3010	Roof	10254062	Roofing, Built-Up, Replace	25	15	10	9500	SF	$14.00	$133,000											$133,000												**$133,000**
B3010	Roof	10248479	Roofing, Modified Bitumen, Replace	20	4	16	48500	SF	$10.00	$485,000																	$485,000						**$485,000**
B3020	Roof	10248545	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	5	15	800	LF	$9.00	$7,200																$7,200							**$7,200**
C1070	Throughout	10248468	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	93700	SF	$3.50	$327,950																					$327,950		**$327,950**
C1090	Restrooms	10248469	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	24	EA	$750.00	$18,000																$18,000							**$18,000**
C1090	Hallways & Common Areas	10248685	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	5	15	400	LF	$500.00	$200,000																$200,000							**$200,000**
C2010	Gymnasium	10248627	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	5	10	550	SF	$16.80	$9,240											$9,240												**$9,240**
C2010	Throughout	10248484	Wall Finishes, any surface, Prep & Paint	10	5	5	150000	SF	$1.50	$225,000						$225,000										$225,000							**$450,000**
C2010	Gymnasium	10248510	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	5	20	3000	SF	$14.00	$42,000																					$42,000		**$42,000**
C2030	Mechanical room	10248500	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	1200	SF	$12.00	$14,400							$14,400										$14,400						**$28,800**
C2030	Throughout	10248705	Flooring, Vinyl Tile (VCT), Replace	15	5	10	83000	SF	$5.00	$415,000											$415,000												**$415,000**
C2030	Classrooms General	10248519	Flooring, Carpet, Commercial Standard, Replace	10	5	5	3300	SF	$7.50	$24,750						$24,750										$24,750							**$49,500**
C2030	Gymnasium	10248624	Flooring, Wood, Sports, Refinish	10	5	5	5500	SF	$5.00	$27,500						$27,500										$27,500							**$55,000**
C2050	Gymnasium	10248598	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	5500	SF	$2.50	$13,750						$13,750										$13,750							**$27,500**
D1010	Elevator Shafts/Utility	10248704	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000											$9,000												**$9,000**
D1010	Elevator Shafts/Utility	10248492	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000											$9,000												**$9,000**
D1010	Elevator Shafts/Utility	10248590	Passenger Elevator, Hydraulic, 3 Floors, 3000 to 4000 LB, Renovate	30	15	15	1	EA	$75,000.00	$75,000																$75,000							**$75,000**
D2010	New Mechanical Room	10248508	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	4	16	1	EA	$16,600.00	$16,600																	$16,600						**$16,600**
D2010	001	10248618	Water Heater, Electric, Commercial (36 kW), 81 to 130 GAL, Replace	20	3	17	1	EA	$18,500.00	$18,500																	$18,500						**$18,500**
D2010	001	10248475	Backflow Preventer, Domestic Water, 2 IN, Replace	30	15	15	1	EA	$3,200.00	$3,200																$3,200							**$3,200**
D2010	Hallways & Common Areas	10248486	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	9	EA	$1,500.00	$13,500											$13,500												**$13,500**
D2030	001	10248638	Pump, Sump, 3 HP, Replace	15	11	4	1	EA	$4,270.00	$4,270					$4,270															$4,270			**$8,540**
D3020	001	10248536	Boiler, Gas, HVAC, 251 to 500 MBH, Replace	30	15	15	1	EA	$20,000.00	$20,000																$20,000							**$20,000**
D3020	001	10248632	Heat Exchanger, Plate & Frame, HVAC, 26 to 40 GPM, Replace	35	15	20	1	EA	$11,400.00	$11,400																						$11,400	**$11,400**
D3020	001	10248606	Unit Heater, Electric, 6 to 10 KW, Replace	20	4	16	1	EA	$2,200.00	$2,200																	$2,200						**$2,200**
D3020	001	10248525	Unit Heater, Electric, 1 to 5 KW, Replace	20	4	16	1	EA	$1,800.00	$1,800																	$1,800						**$1,800**
D3020	New Mechanical Room	10248487	Unit Heater, Electric, 1 to 5 KW, Replace	20	4	16	1	EA	$1,800.00	$1,800																	$1,800						**$1,800**
D3020	New Mechanical Room	10248573	Boiler Supplemental Components, Chemical Feed System, Replace	15	5	10	1	EA	$11,700.00	$11,700											$11,700												**$11,700**
D3020	001	10248613	Boiler Supplemental Components, Chemical Feed System, Replace	15	5	10	1	EA	$11,700.00	$11,700											$11,700												**$11,700**
D3030	Roof	10248717	Cooling Tower, (Typical) Open Circuit , 76 to 100 TON, Replace	25	15	10	1	EA	$27,000.00	$27,000											$27,000												**$27,000**
D3030	Roof	10248710	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500			**$7,000**
D3030	Roof	10248524	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500			**$7,000**
D3030	M28	10248675	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M26	10248644	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M27	10248665	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M8	10248483	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M7	10248671	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M28	10248588	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M8	10248617	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M26	10248597	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M9	10248560	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	M7	10248695	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																	**$5,900**
D3030	Roof	10248670	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	4	11	1	EA	$44,000.00	$44,000												$44,000												**$44,000**
D3030	Building interior	10248659	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	4	11	12	EA	$4,830.00	$57,960												$57,960												**$57,960**
D3030	Roof	10248595	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	4	11	1	EA	$44,000.00	$44,000												$44,000												**$44,000**
D3030	Roof	10248626	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800												**$4,800**
D3030	Roof	10248515	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	4	11	1	EA	$3,500.00	$3,500												$3,500												**$3,500**
D3030	Roof	10248556	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	4	11	1	EA	$6,100.00	$6,100												$6,100												**$6,100**
D3030	Roof	10248506	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	4	11	1	EA	$44,000.00	$44,000												$44,000												**$44,000**
D3030	Roof	10248664	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800												**$4,800**
D3030	M13	10248636	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900						**$5,900**
D3030	M4	10248629	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900						**$5,900**
D3030	M13	10248700	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900						**$5,900**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	M16	10248572	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M24	10248625	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M14	10248579	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M10	10248610	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M11	10248561	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M25	10248505	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M23	10248657	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M20	10248471	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M5	10248608	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M20	10248463	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M26	10248473	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M12	10248582	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M18	10248676	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M4	10248660	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M24	10248539	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M3	10248578	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M21	10248472	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M6	10248692	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M22	10248577	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M6	10248701	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M23	10248604	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M15	10248702	Heat Pump, Water Source, 10 TON, Replace	20	4	16	1	EA	$11,800.00	$11,800																	$11,800					**$11,800**
D3030	M25	10248688	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M17	10248564	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M16	10248647	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M14	10248502	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M1	10248696	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M3	10248512	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M2	10248643	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M17	10248517	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M18	10248680	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3030	M12	10248640	Heat Pump, Water Source, 5 TON, Replace	20	4	16	1	EA	$5,900.00	$5,900																	$5,900					**$5,900**
D3050	Roof	10248672	Air Handler, Exterior AHU, 4001 to 6000 CFM, Replace	20	15	5	1	EA	$37,200.00	$37,200						$37,200																**$37,200**
D3050	Roof	10248673	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	4	16	1	EA	$11,000.00	$11,000																	$11,000					**$11,000**
D3050	Roof	10248674	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
D3050	Roof	10248605	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	4	16	1	EA	$25,000.00	$25,000																	$25,000					**$25,000**
D3050	Roof	10248542	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	4	16	1	EA	$48,000.00	$48,000																	$48,000					**$48,000**
D3050	Roof	10248557	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	4	16	1	EA	$48,000.00	$48,000																	$48,000					**$48,000**
D3050	Roof	10248634	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	4	16	1	EA	$40,000.00	$40,000																	$40,000					**$40,000**
D3050	Roof	10248503	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
D3050	Roof	10248495	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	4	16	1	EA	$40,000.00	$40,000																	$40,000					**$40,000**
D3060	001	10248585	Axial Flow Fan, In-Line, 2 HP Motor, 5001 to 10000 CFM, Replace	20	15	5	1	EA	$3,500.00	$3,500						$3,500																**$3,500**
D3060	Roof	10248549	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	001	10248669	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	15	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10248526	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10248607	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	4	16	1	EA	$3,000.00	$3,000																	$3,000					**$3,000**
D3060	Roof	10248633	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10248691	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10248464	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10248712	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	4	16	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10248481	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	4	16	1	EA	$1,200.00	$1,200																	$1,200					**$1,200**
D3060	Commercial kitchen	10248623	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	4	16	1	EA	$1,500.00	$1,500																	$1,500					**$1,500**
D3060	Commercial kitchen	10248570	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	4	16	1	EA	$1,500.00	$1,500																	$1,500					**$1,500**
D3060	Commercial kitchen	10248715	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	4	16	1	EA	$1,500.00	$1,500																	$1,500					**$1,500**
D5020	002	10248586	Secondary Transformer, Dry, Stepdown, 300 KVA, Replace	30	15	15	1	EA	$30,000.00	$30,000																$30,000						**$30,000**
D5020	001	10248465	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	$6,000.00	$6,000																$6,000						**$6,000**
D5020	001	10248589	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	$6,000.00	$6,000																$6,000						**$6,000**
D5020	001	10248651	Distribution Panel, 120/208 V, 400 AMP, Replace	30	15	15	1	EA	$6,000.00	$6,000																$6,000						**$6,000**
D5030	New Mechanical Room	10248565	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	4	16	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5030	New Mechanical Room	10248550	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace	20	4	16	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
D5030	New Mechanical Room	10248534	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	4	16	1	EA	$7,000.00	$7,000																	$7,000					**$7,000**
D5030	New Mechanical Room	10248504	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	4	16	1	EA	$7,000.00	$7,000																	$7,000					**$7,000**
D5040	Throughout Building	10248658	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	99376	SF	$0.65	$64,594							$64,594										$64,594					**$129,189**
D5040	Cafereria	10248682	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	4	16	1200	SF	$30.00	$36,000																	$36,000					**$36,000**
D5040	Building exterior	10248527	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	4	16	31	EA	$800.00	$24,800																	$24,800					**$24,800**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5040	Gymnasium	10248522	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	4	16	20	EA	$1,700.00	$34,000																	$34,000					**$34,000**
D5040	Throughout Building	10248683	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	4	16	99376	SF	$5.00	$496,880																	$496,880					**$496,880**
D6030	Cafeteria	10248693	Sound System, Theater/Auditorium/Church, Replace	20	4	16	1200	SF	$1.50	$1,800																	$1,800					**$1,800**
D6060	Throughout Building	10248654	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	4	16	99376	SF	$1.65	$163,970																	$163,970					**$163,970**
D7030	Throughout Building	10248575	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	99376	SF	$2.00	$198,752											$198,752											**$198,752**
D7050	002	10248490	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D7050	Throughout Building	10248652	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	4	16	99376	SF	$3.00	$298,128																	$298,128					**$298,128**
D8010	Throughout Building	10248513	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	4	11	99376	SF	$2.50	$248,440											$248,440											**$248,440**
E1030	Commercial kitchen	10248649	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	15	5	1	EA	$13,000.00	$13,000						$13,000																**$13,000**
E1030	Commercial Kitchen	10248708	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	10248478	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Commercial Kitchen	10248668	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	4	11	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Roof	10248641	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
E1030	Commercial Kitchen	10248555	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	4	11	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Commercial Kitchen	10248706	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	4	11	1	EA	$3,300.00	$3,300											$3,300											**$3,300**
E1030	Commercial Kitchen	10248637	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Commercial Kitchen	10248532	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	4	11	1	EA	$3,600.00	$3,600											$3,600											**$3,600**
E1030	Roof	10248612	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	4	11	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
E1030	Commercial Kitchen	10248592	Foodservice Equipment, Walk-In, Freezer, Replace	20	4	16	1	EA	$25,000.00	$25,000																	$25,000					**$25,000**
E1030	Commercial Kitchen	10248591	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**
E1040	Throughout Building	10248678	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	7	EA	$1,500.00	$10,500							$10,500										$10,500					**$21,000**
E1070	Cafeteria	10248697	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	2000	SF	$13.00	$26,000											$26,000											**$26,000**
E2010	Classrooms General	10248530	Window Treatments, Operable Blinds, Fire-Resistant	20	4	16	15800	SF	$5.42	$85,636																	$85,636					**$85,636**
E2010	Library	10248689	Library Shelving, Single-Faced, up to 90" Height, Replace	20	4	16	120	LF	$330.00	$39,600																	$39,600					**$39,600**
E2010	Office Areas	10248494	Casework, Cabinetry, Standard, Replace	20	4	16	200	LF	$300.00	$60,000																	$60,000					**$60,000**
E2010	Library	10248583	Casework, Cabinetry, Standard, Replace	20	4	16	70	LF	$300.00	$21,000																	$21,000					**$21,000**
E2010	Library	10248662	Library Shelving, Double-Faced, up to 90" Height, Replace	20	4	16	80	LF	$480.00	$38,400																	$38,400					**$38,400**
E2010	Classrooms General	10248686	Casework, Cabinetry, Standard, Replace	20	4	16	1900	LF	$300.00	$570,000																	$570,000					**$570,000**
P2030	Throughout	10260148	Engineering Study, Mechanical, General Design, Study	0	-1	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
P2030	Throughout	10260055	Engineering Study, Plumbing, Domestic Water Supply System, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
P2030	Throughout	10260105	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$7,000		$7,000																				**$7,000**
Totals, Unescalated											**$0**	**$21,000**	**$0**	**$0**	**$11,270**	**$405,100**	**$102,374**	**$0**	**$0**	**$0**	**$640,540**	**$729,852**	**$0**	**$0**	**$90,000**	**$736,800**	**$3,049,489**	**$18,500**	**$0**	**$11,270**	**$381,350**	**$6,197,545**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$21,630**	**$0**	**$0**	**$12,684**	**$469,622**	**$122,240**	**$0**	**$0**	**$0**	**$860,832**	**$1,010,286**	**$0**	**$0**	**$136,133**	**$1,147,910**	**$4,893,534**	**$30,578**	**$0**	**$19,762**	**$688,761**	**$9,413,973**

Luxmanor Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10248713	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	60000	SF	$0.45	$27,000				$27,000					$27,000					$27,000					$27,000			**$108,000**
G2050	Site Sports Fields & Courts	10248544	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	18400	SF	$0.45	$8,280				$8,280					$8,280					$8,280					$8,280			**$33,120**
G2050	Site General	10248533	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	4	11	8	EA	$450.00	$3,600												$3,600										**$3,600**
G2050	Site Sports Fields & Courts	10248628	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	4	16	2	EA	$5,000.00	$10,000																	$10,000					**$10,000**
G2050	Site Sports Fields & Courts	10248663	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth, Replace	5	2	3	7400	SF	$2.00	$14,800				$14,800					$14,800					$14,800					$14,800			**$59,200**
G2050	Site Playground Areas	10248546	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2050	Site Playground Areas	10248631	Play Structure, Multipurpose, Medium, Replace	20	4	16	1	EA	$20,000.00	$20,000																	$20,000					**$20,000**
G2050	Site Playground Areas	10248677	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2050	Site Playground Areas	10248488	Play Structure, Multipurpose, Small, Replace	20	4	16	1	EA	$10,000.00	$10,000																	$10,000					**$10,000**
G2050	Site Playground Areas	10248681	Play Structure, Multipurpose, Small, Replace	20	4	16	2	EA	$10,000.00	$20,000																	$20,000					**$20,000**
G2050	Site Playground Areas	10248470	Play Structure, Multipurpose, Large, Replace	20	4	16	1	EA	$35,000.00	$35,000																	$35,000					**$35,000**
G2060	Site General	10248551	Park Bench, Metal Powder-Coated, Replace	20	4	16	9	EA	$700.00	$6,300																	$6,300					**$6,300**
G2060	Site	10248496	Bike Rack, Fixed Single Loop, Replace	20	4	16	40	EA	$300.00	$12,000																	$12,000					**$12,000**
G2060	Building exterior	10248620	Signage, Property, Building-Mounted Individual Letters, Replace	20	4	16	28	EA	$150.00	$4,200																	$4,200					**$4,200**
G2060	Site General	10248611	Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	4	16	1	EA	$25,000.00	$25,000																	$25,000					**$25,000**
G4050	Site	10248703	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Higher-Lumen, 50 to 105 W, Replace	20	4	16	16	EA	$800.00	$12,800																	$12,800					**$12,800**
Totals, Unescalated											**$0**	**$0**	**$0**	**$50,080**	**$0**	**$0**	**$0**	**$0**	**$50,080**	**$0**	**$0**	**$3,600**	**$0**	**$50,080**	**$0**	**$0**	**$225,300**	**$0**	**$50,080**	**$0**	**$0**	**$429,220**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$54,724**	**$0**	**$0**	**$0**	**$0**	**$63,440**	**$0**	**$0**	**$4,983**	**$0**	**$73,544**	**$0**	**$0**	**$361,540**	**$0**	**$85,258**	**$0**	**$0**	**$643,489**

* 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	10248590	D1010	**Passenger Elevator**	Hydraulic, 3 Floors, 3000 to 4000 LB	3500 LB	Luxmanor Elementary School / Main Building	Elevator Shafts/Utility	Schindler	NA	NA	2009		
2	10248562	D1010	**Passenger Elevator**	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	3500 LB	Luxmanor Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10248618	D2010	**Water Heater**	Electric, Commercial (36 kW), 81 to 130 GAL	108 GAL	Luxmanor Elementary School / Main Building	001	State	CSB1206SFE100	2142126645585	2021		
2	10248508	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL	118 GAL	Luxmanor Elementary School / Main Building	New Mechanical Room	A.O. Smith	BTH400A300	1913114284327	2020		
3	10248475	D2010	**Backflow Preventer**	Domestic Water, 2 IN	1.5 TON	Luxmanor Elementary School / Main Building	001	Watts	009M2	Illegible	2009		
4	10248528	D2010	**Backflow Preventer**	Domestic Water, 2 IN	1.5 IN	Luxmanor Elementary School / Main Building	New Mechanical Room	Watts	LF009M2QT	082833	2020		
5	10248638	D2030	**Pump**	Sump, 3 HP	No dataplate	Luxmanor Elementary School / Main Building	001	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10248536	D3020	**Boiler** [Boiler1]	Gas, HVAC, 251 to 500 MBH	500 MBH	Luxmanor Elementary School / Main Building	001	Fulton	PHW500	107050	2009		
2	10248491	D3020	**Boiler** [Boiler2]	Gas, HVAC, 251 to 500 MBH	500 MBH	Luxmanor Elementary School / Main Building	001	Fulton	PHW500	107054	2020		
3	10248619	D3020	**Boiler** [Boiler3]	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Luxmanor Elementary School / Main Building	New Mechanical Room	Riello	AR1500	20144524	2020		
4	10248574	D3020	**Boiler** [Boiler4]	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Luxmanor Elementary School / Main Building	New Mechanical Room	Riello	AR1500	20144524	2020		
5	10248684	D3020	**Boiler** [BOILER5]	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Luxmanor Elementary School / Main Building	New Mechanical Room	Riello	AR1500	FC160000523	2020		
6	10248632	D3020	**Heat Exchanger**	Plate & Frame, HVAC, 26 to 40 GPM		Luxmanor Elementary School / Main Building	001	Alfa Laval	M6FG	3011072126	2009		
7	10248523	D3020	**Heat Exchanger** [HX2]	Plate & Frame, HVAC, 131 to 260 GPM		Luxmanor Elementary School / Main Building	New Mechanical Room	Alfa Laval	A06FG	3012089114	2020		
8	10248525	D3020	**Unit Heater**	Electric, 1 to 5 KW	Inaccessible	Luxmanor Elementary School / Main Building	001	QMark	Inaccessible	Inaccessible	2020		
9	10248606	D3020	**Unit Heater**	Electric, 6 to 10 KW	Inaccessible	Luxmanor Elementary School / Main Building	001	QMark	Inaccessible	Inaccessible	2020		
10	10248487	D3020	**Unit Heater** [EPUH9]	Electric, 1 to 5 KW	Inaccessible	Luxmanor Elementary School / Main Building	New Mechanical Room	Berko	Inaccessible	Inaccessible	2020		
11	10248573	D3020	**Boiler Supplemental Components**	Chemical Feed System		Luxmanor Elementary School / Main Building	New Mechanical Room				2020		
12	10248613	D3020	**Boiler Supplemental Components**	Chemical Feed System		Luxmanor Elementary School / Main Building	001				2020		
13	10248547	D3020	**Boiler Supplemental Components**	Expansion Tank, 31 to 60 GAL	53 GAL	Luxmanor Elementary School / Main Building	001	Bell & Gossett	B200	180841	2009		
14	10248614	D3020	**Boiler Supplemental Components**	Expansion Tank, 31 to 60 GAL	53 GAL	Luxmanor Elementary School / Main Building	M4	Armstrong Air	A200L	1019158048	2020		
15	10248599	D3030	**Cooling Tower**	(Typical) Open Circuit , 101 to 200 TON	176 TON	Luxmanor Elementary School / Main Building	Roof	EVAPCO	LPT5512	18855437	2020		
16	10248717	D3030	**Cooling Tower** [CT1]	(Typical) Open Circuit , 76 to 100 TON	77 TON	Luxmanor Elementary School / Main Building	Roof	EVAPCO	LPT556	7317088	2009		
17	10248659	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	No dataplate	Luxmanor Elementary School / Main Building	Building interior	Daikin	No dataplate	No dataplate	2020		12
18	10248595	D3030	**Heat Pump**	Variable Refrigerant Volume (VRV), 10 TON	10 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	REYQ120TAYDU	1907230679	2020		
19	10248506	D3030	**Heat Pump** [ACCU1]	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	REYQ96TAYDU	1907248268	2020		
20	10248670	D3030	**Heat Pump** [ACCU2]	Variable Refrigerant Volume (VRV), 10 TON	6 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	REYQ72TAYDU	1906409265	2020		
21	10248617	D3030	**Heat Pump** [HPU1]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M8	McQuay	WFCV1036MFYRT01	E831138010	2009		
22	10248696	D3030	**Heat Pump** [HPU1]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M1	Daikin	WGTV026B1JWLLTT4	E029341400800	2020		
23	10248644	D3030	**Heat Pump** [HPU10]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M26	McQuay	WFCV1024MEYRT01	E831138070	2009		
24	10248471	D3030	**Heat Pump** [HPU10]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M20	Daikin	WGTV026B1JWLRT4	E029341400300	2020		
25	10248463	D3030	**Heat Pump** [HPU11]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M20	Daikin	WGTV032B1JWLLT4	E029341401100	2020		
26	10248597	D3030	**Heat Pump** [HPU11]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M26	McQuay	WFCV1024MEYLT01	E831138080	2009		
27	10248610	D3030	**Heat Pump** [HPU12]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M10	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
28	10248561	D3030	**Heat Pump** [HPU13]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M11	Daikin	WGTV032B1JWLRT4	E029341400400	2020		
29	10248582	D3030	**Heat Pump** [HPU14]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M12	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
30	10248640	D3030	**Heat Pump** [HPU15]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M12	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
31	10248636	D3030	**Heat Pump** [HPU16]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M13	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
32	10248700	D3030	**Heat Pump** [HPU17]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M13	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
33	10248702	D3030	**Heat Pump** [HPU18]	Water Source, 10 TON	10 TON	Luxmanor Elementary School / Main Building	M15	Daikin	WLVW1120BYSY	E029341400600	2020		
34	10248572	D3030	**Heat Pump** [HPU19]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M16	Daikin	WGTV032B1JWLLT4	E029341400900	2020		
35	10248483	D3030	**Heat Pump** [HPU2]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M8	McQuay	WFCV1036MFYLT01	E831138050	2009		
36	10248643	D3030	**Heat Pump** [HPU2]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M2	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
37	10248647	D3030	**Heat Pump** [HPU20]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M16	Daikin	WGTV026B1JWLRT4	E029341400500	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
38	10248502	D3030	**Heat Pump** [HPU21]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M14	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
39	10248579	D3030	**Heat Pump** [HPU22]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M14	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
40	10248517	D3030	**Heat Pump** [HPU23]	Water Source, 5 TON	3.5 TON	Luxmanor Elementary School / Main Building	M17	Daikin	WGTV032B1JWLRT4	E029341400400	2020		
41	10248564	D3030	**Heat Pump** [HPU24]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M17	Daikin	WGTV032B1JWLLT4	E029341400900	2020		
42	10248680	D3030	**Heat Pump** [HPU25]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M18	Daikin	WGTV032B1JWLLT4	E029341400900	2020		
43	10248676	D3030	**Heat Pump** [HPU26]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M18	Daikin	WGTV032B1JWLRT4	E029341400400	2020		
44	10248472	D3030	**Heat Pump** [HPU27]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M21	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
45	10248577	D3030	**Heat Pump** [HPU28]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M22	Daikin	WGTV026B1JWLLT4	E029341401000	2020		
46	10248657	D3030	**Heat Pump** [HPU29]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M23	Daikin	WGTV026B1JWLRT4	E029341400500	2020		
47	10248578	D3030	**Heat Pump** [HPU3]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M3	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
48	10248560	D3030	**Heat Pump** [HPU3]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M9	McQuay	WFCV1036MFYLT01	E831138050	2009		
49	10248604	D3030	**Heat Pump** [HPU30]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M23	Daikin	WGTV026B1JWLLT4	E029341401000	2020		
50	10248625	D3030	**Heat Pump** [HPU31]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M24	Daikin	WGTV026B1JWLRT4	E029341400500	2020		
51	10248539	D3030	**Heat Pump** [HPU32]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M24	Daikin	WGTV026B1JWLLT4	E02934140100	2020		
52	10248505	D3030	**Heat Pump** [HPU33]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M25	Daikin	WGTV026B1JWLRT4	E029341400500	2020		
53	10248688	D3030	**Heat Pump** [HPU34]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M25	Daikin	WGTV026B1JWLLT4	E029341401000	2020		
54	10248473	D3030	**Heat Pump** [HPU35]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M26	Daikin	WGTV032B1JWLRT4	E029341400700	2020		
55	10248512	D3030	**Heat Pump** [HPU4]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M3	Daikin	WGTV026B1JWLLT4	E029341400800	2020		
56	10248695	D3030	**Heat Pump** [HPU4]	Water Source, 5 TON	4 TON	Luxmanor Elementary School / Main Building	M7	McQuay	WFCV1048MFYLT01	E831138020	2009		
57	10248608	D3030	**Heat Pump** [HPU5]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M5	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
58	10248671	D3030	**Heat Pump** [HPU5]	Water Source, 5 TON	5 TON	Luxmanor Elementary School / Main Building	M7	McQuay	WFCV1060MFYRT01	E831138030	2009		
59	10248629	D3030	**Heat Pump** [HPU6]	Water Source, 5 TON	2 TON	Luxmanor Elementary School / Main Building	M4	Daikin	WGTV026B1JWLRT4	E029341400100	2020		
60	10248588	D3030	**Heat Pump** [HPU6]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M28	McQuay	WFCV1036MFYRT01	E831138010	2009		
61	10248675	D3030	**Heat Pump** [HPU7]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M28	McQuay	WFCV1036MFYLT01	E831138050	2009		
62	10248660	D3030	**Heat Pump** [HPU7]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M4	Daikin	WGTV032B1JWLLT4	E029341400200	2020		
63	10248665	D3030	**Heat Pump** [HPU8]	Water Source, 5 TON	3 TON	Luxmanor Elementary School / Main Building	M27	McQuay	WFCV1036MFYLT01	E831138050	2009		
64	10248692	D3030	**Heat Pump** [HPU8]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M6	Daikin	WGTV032B1JWLRT4	E029341400700	2020		
65	10248701	D3030	**Heat Pump** [HPU9]	Water Source, 5 TON	2.5 TON	Luxmanor Elementary School / Main Building	M6	Daikin	WGTV032B1JWLLT4	E029341400200	2020		
66	10248515	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	RX12NMVJU	G041875	2020		
67	10248524	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Luxmanor Elementary School / Main Building	Roof	Mitsubishi	MUZA12MA	Inaccessible			
68	10248626	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	RK18NMVJU	G008514	2020		
69	10248664	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	RK18NMVJU	G008515	2020		
70	10248556	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3 TON	Luxmanor Elementary School / Main Building	Roof	Daikin	RX36NMVJU	G011943	2020		
71	10248710	D3030	**Split System Ductless** [CU1]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Luxmanor Elementary School / Main Building	Roof	Mitsubishi	MUA12WA	Illegible			
72	10248571	D3050	**Pump** [P1]	Distribution, HVAC Heating Water, 6 to 7.5 HP	7.5 HP	Luxmanor Elementary School / Main Building	001	Bell & Gossett	No dataplate	No dataplate	2024		
73	10248653	D3050	**Pump** [P2]	Distribution, HVAC Heating Water, 6 to 7.5 HP	7.5 TON	Luxmanor Elementary School / Main Building	001	No dataplate	No dataplate	No dataplate	2024		
74	10248489	D3050	**Pump** [P3]	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	5 HP	Luxmanor Elementary School / Main Building	001	Bell & Gossett	No dataplate	No dataplate	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
75	10248552	D3050	**Pump** [P4]	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	5 HP	Luxmanor Elementary School / Main Building	001	Bell & Gossett	No dataplate	No dataplate	2024		
76	10248698	D3050	**Pump** [P5]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	Armstrong Air	5X4X11.54030	1019171048	2020		
77	10248507	D3050	**Pump** [P6]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	Armstrong Air	5X4X11.54030	1019171049	2020		
78	10248714	D3050	**Pump** [P7]	Distribution, HVAC Heating Water, 8 to 10 HP	10 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	Armstrong Air	4X3X104030	0911050	2020		
79	10248596	D3050	**Pump** [P8]	Distribution, HVAC Heating Water, 8 to 10 HP	10 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	Armstrong Air	4X3X10	Illegible	2020		
80	10248557	D3050	**Air Handler** [DOAS1]	Exterior AHU, 6001 to 8000 CFM	7000 CFM	Luxmanor Elementary School / Main Building	Roof	AnnexAir	ERPE07EWDFPWZ24	3085010219	2020		
81	10248542	D3050	**Air Handler** [DOAS3]	Exterior AHU, 6001 to 8000 CFM	7000 CFM	Luxmanor Elementary School / Main Building	Roof	AnnexAir	ERPE07EWDFPWZ24	3085020219	2020		
82	10248672	D3050	**Air Handler** [ERU1]	Exterior AHU, 4001 to 6000 CFM	5600 CFM	Luxmanor Elementary School / Main Building	Roof	AnnexAir	ERPE05FRCHHGWC	1174010208	2009		
83	10248673	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RQ0053VE709000	201903AYCE03922	2020		
84	10248605	D3050	**Packaged Unit** [DOAS2]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RN01130E709000	201903ANCZ15506	2020		
85	10248503	D3050	**Packaged Unit** [DOAS4]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RN01330E709000	201903ANCK15507	2020		
86	10248674	D3050	**Packaged Unit** [DOAS5]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RN01330E709000	201903ANCK15508	2020		
87	10248634	D3050	**Packaged Unit** [RHPU1]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RN01630B70200	201903BNCM15511	2020		
88	10248495	D3050	**Packaged Unit** [RHPU2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	16 TON	Luxmanor Elementary School / Main Building	Roof	AAON	RN01630B702000	201903BNCM15512	2020		
89	10248585	D3060	**Axial Flow Fan** [SF1]	In-Line, 2 HP Motor, 5001 to 10000 CFM	No dataplate	Luxmanor Elementary School / Main Building	001	No dataplate	No dataplate	No dataplate	2009		
90	10248464	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Inaccessible	Luxmanor Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2020		
91	10248712	D3060	**Exhaust Fan** [2]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Luxmanor Elementary School / Main Building	Roof	Twin City	DCRD085B	H19287531	2020		
92	10248691	D3060	**Exhaust Fan** [EF1]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Luxmanor Elementary School / Main Building	Roof	Twin City	DCRD085B	H19287530	2020		
93	10248607	D3060	**Exhaust Fan** [EF13]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		Luxmanor Elementary School / Main Building	Roof	Twin City	DCRUR110B	H19287527	2020		
94	10248481	D3060	**Exhaust Fan** [EF3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM		Luxmanor Elementary School / Main Building	Roof	Twin City	DCRD080B	H19287532	2020		
95	10248549	D3060	**Exhaust Fan** [EF3]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 CFM	Luxmanor Elementary School / Main Building	Roof	Loren Cook	150ACRUH150	Illegible	2009		
96	10248526	D3060	**Exhaust Fan** [EF4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Illegible	Luxmanor Elementary School / Main Building	Roof	Twin City	DCRD060B	H19287534	2020		
97	10248633	D3060	**Exhaust Fan** [EF5]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Luxmanor Elementary School / Main Building	Roof	Twin City	DCRD080B	H19287533	2020		
98	10248707	D3060	**Fan**	Centrifugal, 24" Diameter, 2001 to 5000 CFM	Inaccessible	Luxmanor Elementary School / Main Building	New Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2020		
99	10248669	D3060	**Fan** [EF1]	Centrifugal, 12" Diameter, 100 to 1000 CFM	650 CFM	Luxmanor Elementary School / Main Building	001	Loren Cook	120SON10D	105SC29604701	2009		
100	10248623	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Luxmanor Elementary School / Main Building	Commercial kitchen	Mars Air Systems	LPV2361UAOB	1029333S	2020		
101	10248570	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Luxmanor Elementary School / Main Building	Commercial kitchen	Mars Air Systems	LPN2481UAOB	1043569S	2020		
102	10248715	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Luxmanor Elementary School / Main Building	Commercial kitchen	Mars Air Systems	LPV2361UAOB	1029334S	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10248602	D4010	**Backflow Preventer**	Fire Suppression, 8 IN		Luxmanor Elementary School / Main Building	001	Watts	757DCDAGV	SC0551	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10248554	D5010	**Generator**	Gas or Gasoline, 130 to 185 KW	150 KW	Luxmanor Elementary School / Main Building	Loading Dock	Kohler	150REZGC	337DGMGL0002	2020		
2	10248601	D5010	**Automatic Transfer Switch** [ATS1]	ATS, 100 AMP	100 AMP	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Kohler	KSSAMVA0100S	A333GMGJ0298	2020		
3	10248559	D5010	**Automatic Transfer Switch** [ATS2]	ATS, 200 AMP	200 AMP	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Kohler	KSSAMVA0200S	A333GMGJ0297	2020		
4	10248656	D5020	**Secondary Transformer**	Dry, Stepdown, 15 KVA	15 KVA	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Eaton	V15DC003	J19F2201837	2020		
5	10248709	D5020	**Secondary Transformer**	Dry, Stepdown, 225 KVA	225 KVA	Luxmanor Elementary School / Main Building	Electrical Room 133	Eaton	V22DC003	J19F2771393	2020		
6	10248586	D5020	**Secondary Transformer**	Dry, Stepdown, 300 KVA	300 KVA	Luxmanor Elementary School / Main Building	002	Eaton	V48M28B3316	CC00939498	2009		
7	10248648	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	Luxmanor Elementary School / Main Building	Electrical Room 1	Eaton	V45DC049	J19F2702135	2020		
8	10248719	D5020	**Secondary Transformer**	Dry, Stepdown, 75 KVA	75 KVA	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Eaton	V75DC003	J19F2571312	2020		
9	10248499	D5020	**Switchboard**	277/480 V, 2000 AMP	2000 AMP	Luxmanor Elementary School / Main Building	002	Eaton	NA	NA	2020		
10	10248538	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 238	General Electric	NA	NA	2020		
11	10248465	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	001	General Electric	NA	NA	2009		
12	10248615	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	001	General Electric	NA	NA	2020		
13	10248509	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 238	General Electric	NA	NA	2020		
14	10248531	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 323	Eaton	NA	NA	2020		
15	10248635	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 323	Eaton	NA	NA	2020		
16	10248466	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Eaton	NA	NA	2020		
17	10248679	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Eaton	NA	NA	2020		
18	10248589	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	001	General Electric	NA	NA	2009		
19	10248651	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	001	General Electric	NA	NA	2009		
20	10248716	D5020	**Distribution Panel**	120/208 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	002	General Electric	NA	NA	2020		
21	10248587	D5020	**Distribution Panel**	120/208 V, 800 AMP	800 AMP	Luxmanor Elementary School / Main Building	002	General Electric	NA	NA	2020		
22	10248581	D5020	**Distribution Panel**	120/208 V, 800 AMP	800 AMP	Luxmanor Elementary School / Main Building	Electrical Room 133	Eaton	NA	NA	2020		
23	10248474	D5020	**Distribution Panel**	277/480 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Emergency Electrical Room	Eaton	NA	NA	2020		
24	10248568	D5020	**Distribution Panel**	277/480 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 133	Eaton	NA	NA	2020		
25	10248594	D5020	**Distribution Panel**	277/480 V, 400 AMP	400 AMP	Luxmanor Elementary School / Main Building	Electrical Room 223	Eaton	NA	NA	2020		
26	10248621	D5020	**Distribution Panel**	277/480 V, 800 AMP	800 AMP	Luxmanor Elementary School / Main Building	Electrical Room 1	Eaton	NA	NA	2020		
27	10248558	D5020	**Distribution Panel**	277/480 V, 800 AMP	800 AMP	Luxmanor Elementary School / Main Building	Electrical Room 133	Eaton	NA	NA	2020		
28	10248630	D5020	**Distribution Panel**	277/480 V, 800 AMP	800 AMP	Luxmanor Elementary School / Main Building	Electrical Room 323	Eaton	NA	NA	2020		
29	10248565	D5030	**Variable Frequency Drive** [P5]	VFD, by HP of Motor, 20 HP	20 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	ABB	No dataplate	2194200668	2020		
30	10248550	D5030	**Variable Frequency Drive** [P6]	VFD, by HP of Motor, 20 HP	20 TON	Luxmanor Elementary School / Main Building	New Mechanical Room	ABB	No dataplate	2194200651	2020		
31	10248504	D5030	**Variable Frequency Drive** [VFD7]	VFD, by HP of Motor, 10 HP	10 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	ABB	No dataplate	2194200317	2020		
32	10248534	D5030	**Variable Frequency Drive** [VFD8]	VFD, by HP of Motor, 10 HP	10 HP	Luxmanor Elementary School / Main Building	New Mechanical Room	ABB	No dataplate	2194200250	2020		
33	10248522	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Luxmanor Elementary School / Main Building	Gymnasium				2020		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10248490	D7050	**Fire Alarm Panel**	Fully Addressable		Luxmanor Elementary School / Main Building	002				2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10248478	E1030	**Foodservice Equipment**	Convection Oven, Double		Luxmanor Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE200E	120617CP045T	2020		
2	10248637	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Luxmanor Elementary School / Main Building	Commercial Kitchen	Traulsen	No dataplate	No dataplate	2020		
3	10248532	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Luxmanor Elementary School / Main Building	Commercial Kitchen	Delfield	KC74NU	19081559	2020		
4	10248706	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Luxmanor Elementary School / Main Building	Commercial Kitchen	CaptiveAire	6030VHB	3442272	2020		
5	10248668	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Luxmanor Elementary School / Main Building	Commercial Kitchen	Delfield	KCSC50BP	1908150057	2020		
6	10248555	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Luxmanor Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT60P	19081558	2020		
7	10248708	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Luxmanor Elementary School / Main Building	Commercial Kitchen	Continental	D1RNSSHD	15975862	2015		
8	10248580	E1030	**Foodservice Equipment**	Sink, 3-Bowl		Luxmanor Elementary School / Main Building	Commercial Kitchen				2020		
9	10248649	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		Luxmanor Elementary School / Main Building	Commercial kitchen	INTL DYNETICS	10THF	12094I0220	2009		
10	10248641	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Luxmanor Elementary School / Main Building	Roof	HeatCraft	MOZ010M63S	T19G14071	2020		
11	10248612	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Luxmanor Elementary School / Main Building	Roof	Bohn	MOZ055L63S	T19G14070	2020		
12	10248592	E1030	**Foodservice Equipment**	Walk-In, Freezer		Luxmanor Elementary School / Main Building	Commercial Kitchen	Everidge	E225993	27952202J01	2020		
13	10248591	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Luxmanor Elementary School / Main Building	Commercial Kitchen	Everidge	E225993	27952201J01	2020		
14	10248678	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Luxmanor Elementary School / Main Building	Throughout Building				2020		7