



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Thurgood Marshall Elementary School
12260 McDonald Chapel Drive
Gaithersburg, MD 20878

PREPARED BY:

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ON SITE DATE:

November 14, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	12260 McDonald Chapel Drive, Gaithersburg, MD 20878
Site Developed	1993
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 14, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

Thurgood Marshall Elementary School was constructed in 1993 and has not undergone any major renovations or additions since its original construction. The only notable work completed was roof replacement or repair in 2016. 2016; however, this repair was not effective, and the roof today remains in poor condition with ongoing water intrusion issues according to the . Overall, the school has retained most of its original infrastructure and systems from the build year, and despite its age, the facility has been maintained reasonably well in most interior areas.

Architectural

Architecturally, the building reflects early 1990s school design with well-maintained interior spaces and finishes. The walls, ceilings, and flooring appear to be in good condition with no major durability concerns, indicating consistent upkeep over the years. Classrooms, corridors, and administrative areas are functioning as intended. The most significant architectural deficiency relates to the flat roof system, which is severely aged and continues to allow water leaks into classrooms and the main office during rain events. The roof is in poor condition overall and requires immediate replacement to prevent further interior damage. Aside from the roofing system, the architectural elements appear stable and serviceable.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems consist mostly of original equipment from 1993. Despite their age, many of the units appear to be operating adequately; however, various rooftop split systems, heating units, and older exhaust fans require attention due to age-related wear and declining performance. The fire life-safety systems, including fire extinguishers and fire sprinklers are present and appear to be properly maintained. Plumbing fixtures, lighting, and electrical systems are functioning without major reported issues. Given the age of the equipment, future replacement planning is recommended, but no critical failures were identified aside from HVAC components approaching end-of-life.

Site

The site is generally well maintained and includes playgrounds, sports goals, playfields, and modular prefabricated classroom units, all of which appear to be in good condition and functioning as intended. However, the asphalt pavement throughout the parking areas is in poor condition, with noticeable wear, cracking, and deterioration that will require repair or replacement. Aside from the parking lot pavement deficiency, the rest of the site elements, including circulation areas and outdoor spaces, remain serviceable and safe.

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 0.69151.

Immediate Needs

There are no immediate needs to report.

Key Findings



Roofing in Poor condition.

Built-Up
Main Building Thurgood Marshall Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$768,900

\$\$\$\$

Roof has a history of recurring leaks and has exceeded its estimate useful life. - AssetCALC ID: 10051336



Parking Lots in Poor condition.

Pavement, Asphalt
Site Thurgood Marshall Elementary School Site

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$28,600

\$\$\$\$

Full depth repair of excessively cracked area of parking lot. - AssetCALC ID: 10051438



Split System in Poor condition.

Condensing Unit/Heat Pump, 16 to 20 TON
Main Building Thurgood Marshall Elementary School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,800

\$\$\$\$

Unit is exceedingly aged, rust damaged, and uses outdated R-22 refrigerant. - AssetCALC ID: 10051429



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted, 3 TON
Main Building Thurgood Marshall Elementary School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

Exceedingly aged and corroded. - AssetCALC ID: 10051395



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Main Building Thurgood Marshall Elementary School Throughout Building

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$252,000

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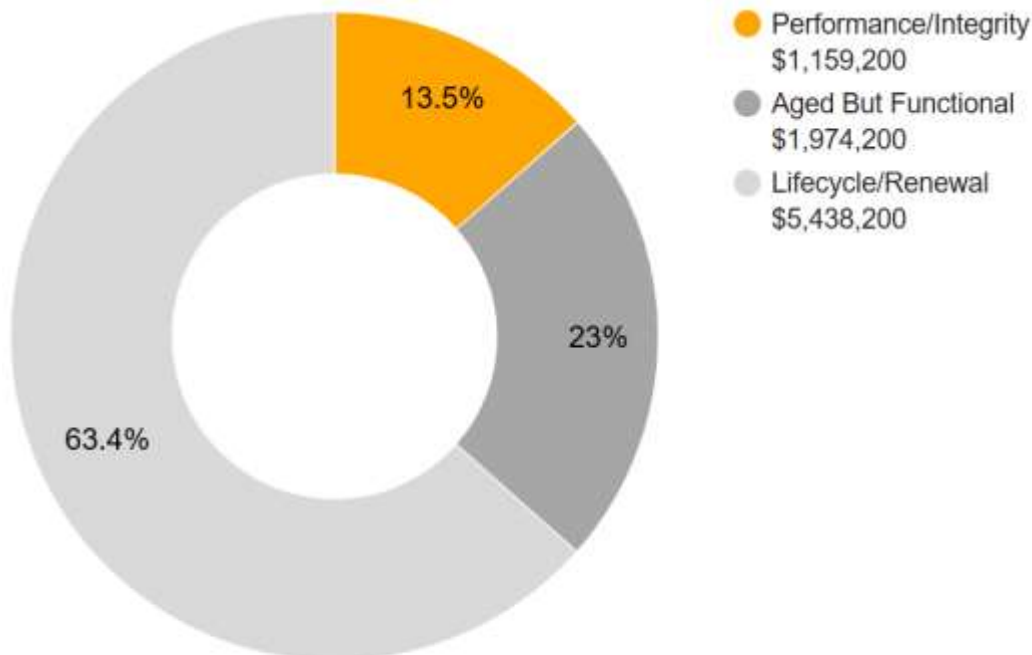
Ceilings show age, physical damage, and water stains. - AssetCALC ID: 10051408

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: \$8,571,600



2. Building Information



Main Building: Systems Summary

Address	12260 McDonald Chapel Drive, Gaithersburg, MD 20878
GPS Coordinates	39.1262686, -77.2599171
Constructed/Renovated	1993
Building Area	77,798 SF
Number of Stories	1 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system with slab	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish and skylights Secondary: Sloped construction with metal finish	Poor
Interiors	Walls: Painted CMU, Ceramic Tiles Floors: Carpet, VCT, Ceramic tiles, Quarry tiles, Wood Strips Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, and air handlers feeding hydronic baseboard radiators and unit ventilators Non-Central System: Packaged units and split-system condensing unit Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper Interior Lighting: LED, CFL, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
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	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$8,200	\$1,033,800	-	\$1,042,000
Roofing	-	\$815,700	\$5,800	\$129,800	-	\$951,300
Interiors	-	\$267,300	\$402,000	\$413,100	\$1,073,600	\$2,156,100
Conveying	-	-	\$16,200	\$65,700	\$16,300	\$98,200
Plumbing	-	-	\$42,500	\$502,300	\$162,900	\$707,700
HVAC	-	\$190,000	\$872,900	\$549,300	\$195,300	\$1,807,400
Fire Protection	-	-	-	\$506,900	-	\$506,900
Electrical	-	-	\$56,900	\$940,900	\$693,500	\$1,691,300
Fire Alarm & Electronic Systems	-	-	\$140,300	\$495,900	\$42,100	\$678,300
Equipment & Furnishings	-	\$600	\$94,600	\$42,900	\$83,900	\$222,000
Site Utilities	-	-	-	-	\$140,300	\$140,300
TOTALS (3% inflation)	-	\$1,273,700	\$1,639,400	\$4,680,500	\$2,407,900	\$10,001,500

3. Site Summary



Site Information		
Site Area	10.77 acres	
Parking Spaces	85 total spaces all in open lots; all of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Storage sheds and prefabricated modular buildings	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	\$4,800	\$18,000	\$22,900
Special Construction & Demo	-	-	-	\$766,000	\$370,300	\$1,136,400
Site Development	-	-	\$18,400	\$124,000	\$100,300	\$242,700
Site Pavement	-	\$29,500	-	-	\$80,900	\$110,300
Site Utilities	-	-	-	\$35,200	-	\$35,200
TOTALS (3% inflation)	-	\$29,500	\$18,400	\$930,100	\$569,500	\$1,547,500

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1993	No	No
Main Building	1993	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *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 School (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Thurgood Marshal Elementary School, 12260 McDonald Chapel Drive, Gaithersburg, MD 20878, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

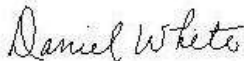
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURAL ELEMENTS



6 - BUILDING FACADE



Photographic Overview



7 - PRIMARY ROOF



8 - SKYLIGHT



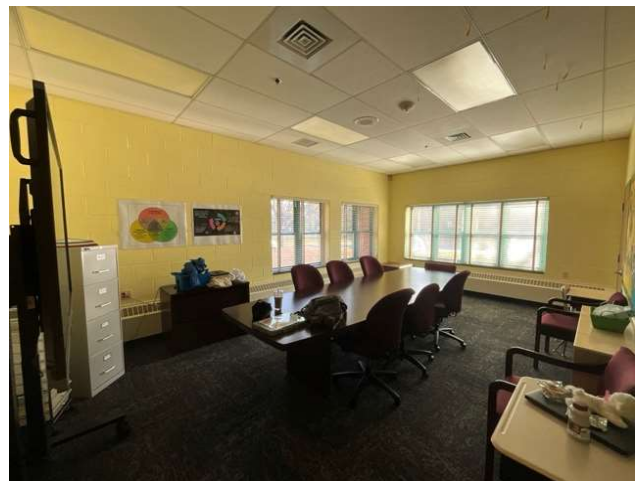
9 - LOBBY



10 - TYPICAL HALLWAY



11 - HEALTH ROOM



12 - CONFERENCE ROOM



Photographic Overview



13 - ELEMENTARY CLASSROOM



14 - GYMNASIUM



15 - COMMERCIAL KITCHEN



16 - MULTIPURPOSE ROOM



17 - BREAKROOM



18 - TYPICAL CLASSROOM



Photographic Overview



19 - LIBRARY



20 - STAGE



21 - PRINCIPAL ROOM



22 - RESTROOM FIXTURES



23 - MAIN MECHANICAL ROOM



24 - MAIN ELECTRICAL ROOM



Photographic Overview



25 - ELEVATOR



26 - ELEVATOR CAB PANEL



27 - WATER HEATER



28 - DOMESTIC WATER PIPING



29 - FIRE ALARM PANEL



30 - FIRE SPRINKLER RISERS



Photographic Overview



31 - EMERGENCY GENERATOR



32 - MAIN PARKING AREA



33 - SITE FURNISHINGS



34 - PLAYGROUND



35 - SPORTS COURTS & FIELDS



36 - PROPERTY SIGNAGE





Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-073.354	Thurgood Marshall Elementary School	
	Source	On-Site Date	
	Google Earth	November 14, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Thurgood Marshall Elementary School

Name of person completing form: Travis

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 20 years

Date Completed: November 10, 2025

Phone Number: 2408769813

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1993	Renovated	
2	Building size in SF	77,798	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2015	Still in poor condition.
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	No		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Yes (roof have leaks in throughout the building)		

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				Throughout the roof is in poor condition.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Thurgood Marshall Elementary School

BV Project Number: 172559.25R000-073.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

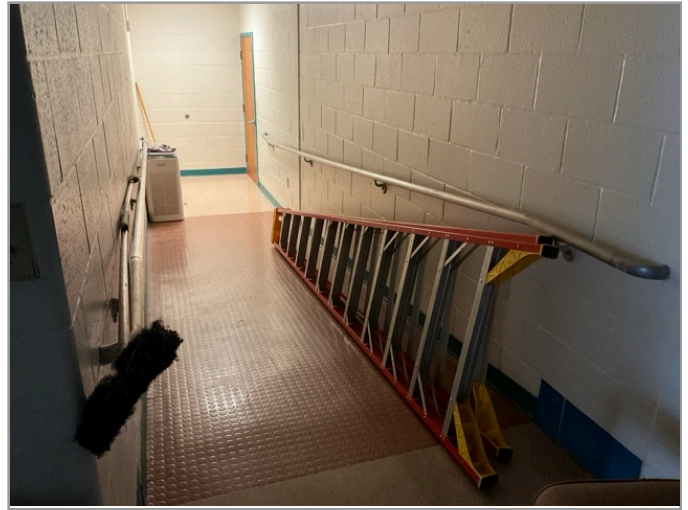
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Elevators



FROM CAB LOOKING INTO LOBBY



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



BREAKROOM SINK

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

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

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 | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Fair	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	32,400 SF	43	10051341
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	24,500 SF	6	10051419
B2020	Building Exterior	Fair	Glazing, any type by SF	13,750 SF	8	10051322
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	4	10051332
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	3	10051343
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	6	10051375
B2050	Roof	Fair	Exterior Door, Steel, Standard	8	7	10051347
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	54,920 SF	2	10051336
B3010	Roof	Fair	Roofing, Metal	7,650 SF	9	10051355
B3060	Roof	Fair	Roof Skylight, per SF of glazing	100 SF	5	10051392
B3060	Mechanical Room	Fair	Roof Hatch, Metal	1	21	10051329
Interiors						
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	24	10051386
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	89	30	10051420
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	71,998 SF	2	10051408
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	14	14	10051339
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	117,000 SF	6	10051364
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,000 SF	10	10051361
C2030	Library	Good	Flooring, Carpet, Commercial Standard	1,850 SF	8	10051414
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,800 SF	9	10051369
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	67,648 SF	5	10051366

Component Condition Report | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	3,400 SF	26	10051404
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,100 SF	18	10051417
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,400 SF	5	10051372
C2050	Restrooms & General Space	Fair	Ceiling Finishes, Gypsum Board/Plaster	4,100 SF	18	10051378
C2050	Main Entrance	Fair	Ceiling Finishes, Gypsum Board/Plaster	1,700 SF	19	10051333
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	5	10051381
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	6	10441491
D1010	Elevator Space	Fair	Elevator Cab Finishes, Standard	1	5	10051335
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	8	10051426
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	27	4	10051314
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	25	13	10051371
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	10051374
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 4 IN	1	13	10051418
D2010	Elementary Classroom	Fair	Toilet, Child-Sized	12	11	10051373
D2010	Restrooms	Fair	Urinal, Standard	12	11	10051387
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	77,798 SF	8	10051313
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (400 MBH), 199 GAL	1	18	10051391
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	16	10051413
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 10 HP	1	14	10051328
HVAC						
D3020	Electrical Room	Fair	Unit Heater, Electric, 3 kW	1	3	10051312
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	7	10051363
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1031 MBH [BOILER-2]	1	2	10051326

Component Condition Report | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 5 GAL	1	36	10051311
D3020	Mechanical Room	Fair	Unit Heater, Electric, 6 kW [PUH-5]	1	10	10051360
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 50 GAL	1	30	10051407
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 75 GAL	1	34	10051345
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1031 MBH [BOILER-1]	1	2	10051344
D3020	Conference Room	Fair	Radiator, Hydronic, Baseboard (per LF)	20 LF	4	10571037
D3020	Kitchen	Fair	Unit Heater, Electric, 3 kW	1	4	10051388
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	9	10051410
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, 2 TON	33	3	10051353
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, 20 TON	1	1	10051429
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	2	10051393
D3030	Roof	Good	Chiller, Air-Cooled, 80 TON [AGZ-1]	1	21	10051416
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Illegible	1	1	10051395
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	77,798 SF	5	10051396
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [AHU-1]	1	3	10051422
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 7500 CFM [AHU-1]	1	12	10051334
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 25 HP	1	13	10051331
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 15 HP	1	11	10051342
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-1]	1	16	10051319
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-1]	1	16	10051356
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON	1	2	10051315
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	77,798 SF	9	10051389
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-1]	1	16	10051323
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	2	10051325
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM	1	3	10051368

Component Condition Report | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 7500 CFM [EF-1]	1	7	10051352
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [PRV-14]	1	3	10051406
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8300 CFM [EF-2]	1	8	10051318
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM	1	3	10051405
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM [PRV-7]	1	3	10051309
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM [PRV-4]	1	3	10051380
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [PRV-19]	1	3	10051321
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM [PRV-12]	1	2	10051351
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5300 CFM	1	7	10051401
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [PRV-10]	1	3	10051394
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-3]	1	7	10051398
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [PRV-18]	1	4	10051327
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM	1	2	10051320
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [PRV-20]	1	3	10051428
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 350 CFM [PRV-3]	1	2	10051370
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM [PRV-13]	1	2	10051324
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM	1	8	10051425
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM [PRV-9]	1	2	10051383
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [PRV-5]	1	2	10051367
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM [PRV-2]	1	2	10051400
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 650 CFM [EF-4]	1	7	10051358
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	77,798 SF	8	10051316
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	10	10051362
Electrical						

Component Condition Report | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D5010	Site	Good	Generator, Gas or Gasoline, 250 KW	1	20	10051445	
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-1]	1	20	10051427	
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 10 KVA	1	16	10051359	
D5020	Electrical Room	Fair	Switchgear, 120/208 V, 2400 AMP	1	7	10051415	
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 1/3 HP [P-1]	1	13	10051330	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	77,798	SF	11	10051350
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 5 HP	1	11	10051430	
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	77,798	SF	4	10051376
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	77,798	SF	10	10051354
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	77,798	SF	3	10051402
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	77,798	SF	7	10051423
D7050	Main Entrance	Fair	Fire Alarm Panel, Fully Addressable	1	11	10051399	
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	77,798	SF	9	10051317
D7050	Mechanical Room	Fair	Fire Alarm Panel, Fully Addressable	1	12	10051377	
Equipment & Furnishings							
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10051412	
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	9	10051384	
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10051357	
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10051403	
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10051421	
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	10051346	
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10051379	
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	18	10051338	
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10051349	

Component Condition Report | Thurgood Marshall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10051382
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	7	10051310
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10051365
E1060	Healthroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10051340
E1060	Breakroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10051390
E1060	Breakroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10051411
E1060	Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	10051397
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	570 SF	6	10051348
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	18	10051385
E2010	Hallway	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	24 LF	5	10051409
Utilities						
G4010	Site	Fair	Site Transformer, Liquid Filled, Property-Owned, 500 kVA	1	19	10051452

Component Condition Report | Thurgood Marshall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	9	10	10051436
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	5	11	10051433
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	13	13	10051441
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	140 SF	16	10051447
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	15	10051432
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	2,850 SF	10	10194275
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	12	10194274
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	850 SF	11	10194273

Component Condition Report | Thurgood Marshall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	5,200 SF	0	10051438
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	5,600 SF	16	10051456
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	4,200 SF	8	10051443
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	4	10051435
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	10051449
G2050	Site	Good	Play Structure, Multipurpose, Small	1	16	10051437
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	3	10051453
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	5,600 SF	3	10051434
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,000 SF	12	10051457
G2050	Site	Good	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	1,100 SF	4	10051455
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	10051439
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	10051454
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	13	10051440
G2060	Site	Fair	Flagpole, Metal	1	12	10051448
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	8	10051450
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	6	10051444
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	8	6	10051442
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	7	10051451
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	350 LF	7	10051446
G4050	Site	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	9	9	10051431

Appendix F: Replacement Reserves

Replacement Reserves Report



3/26/2026

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	
Thurgood Marshall Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Thurgood Marshall Elementary School / Main Building	\$0	\$46,659	\$1,227,008	\$470,492	\$130,164	\$1,038,742	\$354,013	\$655,272	\$1,978,701	\$1,049,734	\$642,782	\$336,500	\$78,417	\$81,357	\$128,946	\$13,243	\$403,263	\$4,793	\$207,450	\$181,313	\$972,663		\$10,001,511
Thurgood Marshall Elementary School / Site	\$0	\$29,458	\$0	\$11,583	\$6,866	\$0	\$8,120	\$12,914	\$76,006	\$36,664	\$796,405	\$120,428	\$300,836	\$27,902	\$1,664	\$4,674	\$102,541	\$0	\$9,534	\$1,929	\$0		\$1,547,522
Grand Total	\$0	\$76,117	\$1,227,008	\$482,075	\$137,029	\$1,038,742	\$362,132	\$668,186	\$2,054,707	\$1,086,399	\$1,439,187	\$456,929	\$379,252	\$109,259	\$130,610	\$17,917	\$505,803	\$4,793	\$216,984	\$183,241	\$972,663		\$11,549,033

Thurgood Marshall Elementary School

Thurgood Marshall 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
B2010	Building Exterior	10051419	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6	24500	SF	\$1.86	\$45,570										\$45,570												\$45,570
B2020	Building Exterior	10051322	Glazing, any type by SF, Replace	30	22	8	13750	SF	\$55.00	\$756,250										\$756,250												\$756,250
B2050	Building Exterior	10051332	Exterior Door, Steel, Standard, Replace	30	26	4	5	EA	\$600.00	\$3,000					\$3,000																	\$3,000
B2050	Building Exterior	10051375	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	10	EA	\$1,300.00	\$13,000										\$13,000												\$13,000
B2050	Roof	10051347	Exterior Door, Steel, Standard, Replace	30	23	7	8	EA	\$600.00	\$4,800										\$4,800												\$4,800
B2050	Building Exterior	10051343	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	\$4,400.00	\$4,400				\$4,400																		\$4,400
B3010	Roof	10051355	Roofing, Metal, Replace	40	31	9	7650	SF	\$13.00	\$99,450											\$99,450											\$99,450
B3010	Roof	10051336	Roofing, Built-Up, Replace	25	23	2	54920	SF	\$14.00	\$768,880		\$768,880																				\$768,880
B3060	Roof	10051392	Roof Skylight, per SF of glazing, Replace	30	25	5	100	SF	\$50.00	\$5,000						\$5,000																\$5,000
C1070	Throughout Building	10051408	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	71998	SF	\$3.50	\$251,993		\$251,993																				\$251,993
C1090	Restrooms	10051339	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	14	EA	\$750.00	\$10,500																		\$10,500				\$10,500
C2010	Restrooms	10051361	Wall Finishes, Ceramic Tile, Replace	40	30	10	4000	SF	\$18.00	\$72,000											\$72,000											\$72,000
C2010	Throughout Building	10051364	Wall Finishes, any surface, Prep & Paint	10	4	6	117000	SF	\$1.50	\$175,500							\$175,500											\$175,500				\$351,000
C2030	Restrooms	10051369	Flooring, Ceramic Tile, Replace	40	31	9	3800	SF	\$18.00	\$68,400											\$68,400											\$68,400
C2030	Kitchen	10051417	Flooring, Quarry Tile, Replace	50	32	18	1100	SF	\$26.00	\$28,600																			\$28,600			\$28,600
C2030	Throughout Building	10051366	Flooring, Vinyl Tile (VCT), Replace	15	10	5	67648	SF	\$5.00	\$338,240						\$338,240														\$338,240	\$338,240	\$676,480
C2030	Library	10051414	Flooring, Carpet, Commercial Standard, Replace	10	2	8	1850	SF	\$7.50	\$13,875																			\$13,875			\$13,875
C2050	Restrooms & General Space	10051378	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	32	18	4100	SF	\$8.00	\$32,800																			\$32,800			\$32,800
C2050	Main Entrance	10051333	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	31	19	1700	SF	\$8.00	\$13,600																			\$13,600			\$13,600
C2050	Gymnasium	10051372	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	3400	SF	\$2.50	\$8,500						\$8,500												\$8,500				\$17,000
D1010	Elevator Shafts/Utility	10051381	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000																\$5,000
D1010	Elevator Space	10051335	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000														\$9,000		\$9,000
D1010	Elevator	10441491	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	30	24	6	1	EA	\$55,000.00	\$55,000							\$55,000															\$55,000
D2010	Mechanical Room	10051391	Water Heater, Gas, Commercial (400 MBH), Replace	20	2	18	1	EA	\$22,000.00	\$22,000																			\$22,000			\$22,000
D2010	Throughout Building	10051313	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	32	8	77798	SF	\$5.00	\$388,990											\$388,990											\$388,990
D2010	Mechanical Room	10051418	Backflow Preventer, Domestic Water, Replace	30	17	13	1	EA	\$6,600.00	\$6,600														\$6,600								\$6,600
D2010	Restrooms	10051314	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	27	EA	\$1,400.00	\$37,800				\$37,800																		\$37,800
D2010	Hallways & Common Areas	10051426	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	5	EA	\$1,500.00	\$7,500											\$7,500											\$7,500
D2010	Elementary Classroom	10051373	Toilet, Child-Sized, Replace	30	19	11	12	EA	\$900.00	\$10,800															\$10,800							\$10,800
D2010	Restrooms	10051387	Urinal, Standard, Replace	30	19	11	12	EA	\$1,100.00	\$13,200															\$13,200							\$13,200
D2010	Restrooms	10051371	Toilet, Commercial Water Closet, Replace	30	17	13	25	EA	\$1,300.00	\$32,500															\$32,500							\$32,500
D2010	Kitchen	10051374	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	\$1,200.00	\$1,200																\$1,200						\$1,200
D2060	Mechanical Room	10051328	Air Compressor, Tank-Style, Replace	20	6	14	1	EA	\$15,900.00	\$15,900															\$15,900							\$15,900
D2060	Mechanical Room	10051413	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	4	16	1	EA	\$5,600.00	\$5,600																		\$5,600				\$5,600
D3020	Mechanical Room	10051326	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	28	2	1	EA	\$50,800.00	\$50,800			\$50,800																			\$50,800
D3020	Mechanical Room	10051344	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	28	2	1	EA	\$50,800.00	\$50,800			\$50,800																			\$50,800
D3020	Electrical Room	10051312	Unit Heater, Electric, Replace	20	17	3	1	EA	\$1,800.00	\$1,800				\$1,800																		\$1,800
D3020	Conference Room	10571037	Radiator, Hydronic, Baseboard (per LF), Replace	30	26	4	20	LF	\$150.00	\$3,000											\$3,000											\$3,000
D3020	Kitchen	10051388	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800				\$1,800																		\$1,800
D3020	Mechanical Room	10051360	Unit Heater, Electric, Replace	20	10	10	1	EA	\$2,200.00	\$2,200															\$2,200							\$2,200
D3020	Mechanical Room	10051363	Boiler Supplemental Components, Chemical Feed System, Replace	15	8	7	1	EA	\$11,700.00	\$11,700															\$11,700							\$11,700
D3030	Roof	10051429	Split System, Condensing Unit/Heat Pump, 16 to 20 TON, Replace	15	14	1	1	EA	\$37,800.00	\$37,800	\$37,800																	\$37,800				\$75,600
D3030	Roof	10051393	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1</																									

Replacement Reserves Report



3/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Roof	10051410	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	\$2,300.00	\$2,300									\$2,300											\$2,300	
D3050	Throughout Building	10051389	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	31	9	77798	SF	\$5.00	\$388,990									\$388,990											\$388,990	
D3050	Mechanical Room	10051342	Pump, Distribution, HVAC Heating Water, Replace	25	14	11	1	EA	\$7,600.00	\$7,600											\$7,600									\$7,600	
D3050	Mechanical Room	10051331	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	\$13,600.00	\$13,600												\$13,600								\$13,600	
D3050	Roof	10051395	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	19	1	1	EA	\$7,500.00	\$7,500	\$7,500																			\$7,500	
D3050	Roof	10051315	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$20,000.00	\$20,000		\$20,000																		\$20,000	
D3050	Mechanical Room	10051422	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	27	3	1	EA	\$40,000.00	\$40,000			\$40,000																	\$40,000	
D3050	Throughout Building	10051396	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	25	5	77798	SF	\$6.00	\$466,788					\$466,788															\$466,788	
D3050	Mechanical Room	10051334	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	18	12	1	EA	\$40,000.00	\$40,000											\$40,000									\$40,000	
D3050	Roof	10051319	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																\$9,000				\$9,000	
D3050	Roof	10051356	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																\$9,000				\$9,000	
D3050	Roof	10051323	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$9,000.00	\$9,000																\$9,000				\$9,000	
D3060	Roof	10051325	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051351	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051320	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051370	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051324	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051383	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051367	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051400	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	\$1,400.00	\$1,400			\$1,400																	\$1,400	
D3060	Roof	10051368	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10051406	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051405	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051309	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051380	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051321	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051394	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051428	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10051327	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10051352	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	18	7	1	EA	\$4,000.00	\$4,000																					\$4,000
D3060	Roof	10051401	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	18	7	1	EA	\$4,000.00	\$4,000																					\$4,000
D3060	Roof	10051398	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400																					\$1,400
D3060	Roof	10051358	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400																					\$1,400
D3060	Roof	10051318	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	\$4,000.00	\$4,000																					\$4,000
D3060	Roof	10051425	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	\$2,400.00	\$2,400																					\$2,400
D4010	Throughout building	10051316	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	32	8	77798	SF	\$5.00	\$388,990																				\$388,990	
D4010	Mechanical Room	10051362	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	\$10,500.00	\$10,500											\$10,500										\$10,500
D5010	Site	10051445	Generator, Gas or Gasoline, Replace	25	5	20	1	EA	\$165,000.00	\$165,000																			\$165,000	\$165,000	
D5010	Electrical Room	10051427	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	\$20,000.00	\$20,000																			\$20,000	\$20,000	
D5020	Electrical Room	10051415	Switchgear, 120/208 V, Replace	40	33	7	1	EA	\$340,000.00	\$340,000																				\$340,000	
D5020	Mechanical Room	10051359	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$5,400.00	\$5,400																			\$5,400	\$5,400	
D5030	Throughout Building	10051350	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	77798	SF	\$2.50	\$194,495											\$194,495									\$194,495	
D5030	Mechanical Room	10051430	Motor, AHU or Pump, Replace	18	7	11	1	EA	\$2,000.00	\$2,000											\$2,000									\$2,000	
D5030	Mechanical Room	10051330	Motor, AHU or Pump, Replace	18	5	13	1	EA	\$1,500.00	\$1,500												\$1,500								\$1,500	
D5040	Throughout Building	10051376	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	6	4	77798	SF	\$0.65	\$50,569				\$50,569																\$50,569	
D5040	Throughout Building	10051354	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	77798	SF	\$5.00	\$388,990											\$388,990									\$388,990	
D6060	Throughout Building	10051402	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	77798	SF	\$1.65	\$128,367				\$128,367																\$128,367	
D7030	Throughout Building	10051423	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	77798	SF	\$2.00	\$155,596																				\$155,596	
D7050	Throughout Building	10051317	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	77798	SF	\$3.00	\$233,394											\$233,394									\$233,394	
D7050	Main Entrance	10051399	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	\$15,000.00	\$15,000											\$15,000									\$15,000	
D7050	Mechanical Room	10051377	Fire Alarm Panel, Fully Addressable, Replace	15	3	12	1	EA	\$15,																						

Replacement Reserves Report



3/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
E1030	Kitchen	10051357	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000					\$25,000																\$25,000	
E1030	Kitchen	10051403	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700					\$5,700														\$5,700	\$11,400		
E1030	Kitchen	10051365	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000					\$25,000																\$25,000	
E1030	Kitchen	10051421	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	8	7	1	EA	\$3,600.00	\$3,600							\$3,600														\$3,600	
E1030	Roof	10051310	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$6,300.00	\$6,300							\$6,300														\$6,300	
E1030	Kitchen	10051384	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	6	9	1	EA	\$5,700.00	\$5,700									\$5,700												\$5,700	
E1030	Roof	10051349	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,300.00	\$6,300									\$6,300												\$6,300	
E1030	Kitchen	10051346	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600										\$4,600											\$4,600	
E1030	Kitchen	10051338	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	12	18	1	EA	\$2,500.00	\$2,500																	\$2,500				\$2,500	
E1060	Workroom	10051397	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	13	2	1	EA	\$600.00	\$600		\$600														\$600				\$1,200		
E1060	Breakroom	10051411	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600			\$600														\$600			\$1,200		
E1060	Breakroom	10051390	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	1	EA	\$600.00	\$600				\$600														\$600		\$1,200		
E1060	Healthroom	10051340	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600					\$600														\$600	\$1,200		
E1070	Stage	10051348	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	570	SF	\$13.00	\$7,410						\$7,410															\$7,410	
E1070	Gymnasium	10051385	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	12	18	6	EA	\$3,580.00	\$21,480																	\$21,480				\$21,480	
E2010	Hallway	10051409	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	25	5	24	LF	\$300.00	\$7,200					\$7,200																\$7,200	
G4010	Site	10051452	Site Transformer, Liquid Filled, Property-Owned, Replace	30	11	19	1	EA	\$80,000.00	\$80,000																		\$80,000		\$80,000		
Totals, Unescalated											\$0	\$45,300	\$1,156,573	\$430,567	\$115,649	\$896,028	\$296,480	\$532,796	\$1,562,005	\$804,534	\$478,290	\$243,095	\$55,400	\$55,400	\$85,249	\$8,500	\$251,300	\$2,900	\$121,855	\$103,400	\$538,540	\$7,783,460
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$46,659	\$1,227,008	\$470,492	\$130,164	\$1,038,742	\$354,013	\$655,272	\$1,978,701	\$1,049,734	\$642,782	\$336,500	\$78,417	\$81,357	\$128,946	\$13,243	\$403,263	\$4,793	\$207,450	\$181,313	\$972,663	\$10,001,511

Thurgood Marshall 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
D5040	Site	10051436	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	9	EA	\$400.00	\$3,600									\$3,600												\$3,600
D5040	Site	10051433	Exterior Light, any type, w/ LED Replacement, Replace	20	9	11	5	EA	\$400.00	\$2,000										\$2,000											\$2,000
D5040	Site	10051441	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	13	EA	\$800.00	\$10,400												\$10,400									\$10,400
F1020	Site General	10194275	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	25	10	2850	SF	\$200.00	\$570,000										\$570,000											\$570,000
F1020	Site General	10194273	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	14	11	850	SF	\$100.00	\$85,000										\$85,000											\$85,000
F1020	Site General	10194274	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	23	12	850	SF	\$200.00	\$170,000											\$170,000										\$170,000
F1020	Site	10051432	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	120	SF	\$25.00	\$3,000														\$3,000							\$3,000
F1020	Site	10051447	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	140	SF	\$25.00	\$3,500															\$3,500						\$3,500
G2020	Site	10051438	Parking Lots, Pavement, Asphalt, Cut & Patch	0	32	* 0	5200	SF	\$5.50	\$28,600	\$28,600																				\$28,600
G2030	Site	10051456	Sidewalk, Concrete, Large Areas, Replace	50	34	16	5600	SF	\$9.00	\$50,400															\$50,400						\$50,400
G2050	Site	10051453	Sports Apparatus, Soccer, Regulation Goal, Replace	20	17	3	2	EA	\$2,500.00	\$5,000			\$5,000																		\$5,000
G2050	Site	10051435	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	\$5,000.00	\$5,000				\$5,000																	\$5,000
G2050	Site	10051443	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	17	8	4200	SF	\$6.50	\$27,300							\$27,300														\$27,300
G2050	Site	10051439	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	1	EA	\$5,000.00	\$5,000							\$5,000														\$5,000
G2050	Site	10051449	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	\$4,750.00	\$19,000									\$19,000												\$19,000
G2050	Site	10051457	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	11000	SF	\$3.50	\$38,500											\$38,500										\$38,500
G2050	Site	10051434	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	5600	SF	\$1.00	\$5,600			\$5,600			\$5,600						\$5,600				\$5,600					\$22,400
G2050	Site	10051455	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	1	4	1100	SF	\$1.00	\$1,100				\$1,100					\$1,100			\$1,100				\$1,100		\$1,100			\$4,400
G2050	Site	10051454	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000							\$20,000														\$20,000
G2050	Site	10051437	Play Structure, Multipurpose, Small, Replace	20	4	16	1	EA	\$10,000.00	\$10,000															\$10,000						\$10,000
G2060	Site	10051444	Bike Rack, Fixed 1-5 Bikes, Replace	20	14	6	2	EA	\$600.00	\$1,200					\$1,200																\$1,200
G2060	Site	10051442	Picnic Table, Metal Powder-Coated, Replace	20	14	6	8	EA	\$700.00	\$5,600					\$5,600																\$5,600
G2060	Site	10051451	Park Bench, Metal Powder-Coated, Replace	20	13	7	6	EA	\$700.00	\$4,200						\$4,200															\$4,200
G2060	Site	10051446	Fences & Gates, Fence, Chain Link 4', Replace	40	33	7	350	LF	\$18.00	\$6,300						\$6,300															\$6,300
G2060	Site	10051450	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	3	EA	\$700.00	\$2,100						\$2,100															\$2,100
G2060	Site	10051448	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,500.00	\$2,500										\$2,500											\$2,500
G2060	Site	10051440	Signage, Property, Monument, Replace/Install	20	7	13	1	EA	\$3,000.00	\$3,000												\$3,000									\$3,000
G4050	Site	10051431	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	40	31	9	9	EA	\$3,000.00	\$27,000						\$27,000															\$27,000
Totals, Unescalated											\$0	\$28,600	\$0	\$10,600	\$6,100	\$0	\$6,800	\$10,500	\$60,000	\$28,100	\$5										

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	10051381	D1010	Elevator Controls	Automatic, 1 Car		Thurgood Marshall Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	EP-60-15A	E-D3545	1993		
2	10441491	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB		Thurgood Marshall Elementary School / Main Building	Elevator				1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10051391	D2010	Water Heater	Gas, Commercial (400 MBH)	199 GAL	Thurgood Marshall Elementary School / Main Building	Mechanical Room	A. O. Smith	SBD-81-199NE 118	2309133132951	2023		
2	10051418	D2010	Backflow Preventer	Domestic Water	4 IN	Thurgood Marshall Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
3	10051328	D2060	Air Compressor	Tank-Style	10 HP	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Quincy	OR01508000002	5112495			
4	10051413	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Hankison	HPR5-10	23G115HPR100325			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10051344	D3020	Boiler [BOILER-1]	Gas, HVAC, 1001 to 2000 MBH	1031 MBH	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Kewaunee	KW-5.0-142-G	835451	1993		
2	10051326	D3020	Boiler [BOILER-2]	Gas, HVAC, 1001 to 2000 MBH	1031 MBH	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Kewaunee	KW-5.0-142-G	835451	1993		
3	10571037	D3020	Radiator	Hydronic, Baseboard (per LF)		Thurgood Marshall Elementary School / Main Building	Conference Room	Illegible	Illegible	Illegible	1993		20
4	10051312	D3020	Unit Heater	Electric	3 kW	Thurgood Marshall Elementary School / Main Building	Electrical Room	Taskmaster	Inaccessible	Inaccessible	1993		
5	10051388	D3020	Unit Heater	Electric	3 kW	Thurgood Marshall Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
6	10051360	D3020	Unit Heater [PUH-5]	Electric	6 kW	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
7	10051363	D3020	Boiler Supplemental Components	Chemical Feed System		Thurgood Marshall Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
8	10051311	D3020	Boiler Supplemental Components	Expansion Tank	5 GAL	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Proflo	PFXT51	781889130995	2021		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10051407	D3020	Boiler Supplemental Components	Expansion Tank	50 GAL	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
10	10051345	D3020	Boiler Supplemental Components	Expansion Tank	75 GAL	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
11	10051416	D3030	Chiller [AGZ-1]	Air-Cooled	80 TON	Thurgood Marshall Elementary School / Main Building	Roof	Daikin Industries	AGZ.008.F.USNNSUNN.S.U.PK.PPA502H162.	SL2U240500298	2021		
12	10051410	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Thurgood Marshall Elementary School / Main Building	Roof	Daikin Industries	9H47Y0MI	244-1401-C			
13	10051393	D3030	Split System	Condensing Unit/Heat Pump	1 TON	Thurgood Marshall Elementary School / Main Building	Roof	EMI	Illegible	Illegible	1993		
14	10051429	D3030	Split System	Condensing Unit/Heat Pump, 16 to 20 TON	20 TON	Thurgood Marshall Elementary School / Main Building	Roof	American Standard Inc.	TTA240B300BA	G43198244	1993		
15	10051353	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM	2 TON	Thurgood Marshall Elementary School / Main Building	Classrooms General						33
16	10051331	D3050	Pump	Distribution, HVAC Heating Water	25 HP	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Marathon Electric	YVJ 254TTDR5D28AA 1	NA			
17	10051342	D3050	Pump	Distribution, HVAC Heating Water	15 HP	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Nema	Illegible	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10051422	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	8000 CFM	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Trane	MCCA017MAD000B0DD0A0000000	K93B07912	1993		
19	10051334	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	7500 CFM	Thurgood Marshall Elementary School / Main Building	Mechanical Room	McQuay	CAH017GHAC	FB0U070101047	2007		
20	10051315	D3050	Packaged Unit	RTU, Pad or Roof- Mounted	8 TON	Thurgood Marshall Elementary School / Main Building	Roof	Trane	Illegible	Illegible	1993		
21	10051395	D3050	Packaged Unit	RTU, Pad or Roof- Mounted, 3 TON	Illegible	Thurgood Marshall Elementary School / Main Building	Roof	American Standard Inc.	Illegible	Illegible	1993		
22	10051319	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof- Mounted	4 TON	Thurgood Marshall Elementary School / Main Building	Roof	Trane	YSC048G3RHB2500B0000000000000F0000000000	211813221L	2021		
23	10051356	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof- Mounted	4 TON	Thurgood Marshall Elementary School / Main Building	Roof	Trane	YSC048G3RHB2500B0000000000000F0000000000	211813225L	2021		
24	10051323	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof- Mounted	4 TON	Thurgood Marshall Elementary School / Main Building	Roof	Trane	YSC04863RHB2500B0000000000000F0000000000	211813223L	2021		
25	10051325	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S336650000393 0014	Illegible	1993		
26	10051368	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 933665000/0393 0009	100C2B	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10051405	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Thurgood Marshall Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	1993		
28	10051320	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S3366500003930018	Illegible	1993		
29	10051425	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Loren Cook Company	24TS4B	Illegible			
30	10051401	D3060	Exhaust Fan	Centrifugal, 28" Damper	5300 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Cook	036054 GT 36/5461 ALUM	1438929417-00/0006601	2007		
31	10051352	D3060	Exhaust Fan [EF-1]	Centrifugal, 28" Damper	7500 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Cook	402 ACE 40206B	1435929417-00/0000701.	2007		
32	10051318	D3060	Exhaust Fan [EF-2]	Centrifugal, 28" Damper	8300 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Cook	402 ACE 40207B	1435929417-00/0002201	2007		
33	10051398	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper	400 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Cook	100 ACEH 100C15DH	1435929417-00/0003701	2007		
34	10051358	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper	650 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Cook	120 ACE 120C3B	143S929417-00/0005201	2007		
35	10051394	D3060	Exhaust Fan [PRV-10]	Centrifugal, 12" Damper	200 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	120C3B	Illegible	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10051351	D3060	Exhaust Fan [PRV-12]	Centrifugal, 12" Damper	100 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	90C15DH	Illegible	1993		
37	10051324	D3060	Exhaust Fan [PRV-13]	Centrifugal, 12" Damper	100 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1993		
38	10051406	D3060	Exhaust Fan [PRV-14]	Centrifugal, 12" Damper	600 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S3366500003930014	120C2B	1993		
39	10051327	D3060	Exhaust Fan [PRV-18]	Centrifugal, 12" Damper	200 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1993		
40	10051321	D3060	Exhaust Fan [PRV-19]	Centrifugal, 12" Damper	400 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105S33665000-0393.0013	120C2B	1993		
41	10051400	D3060	Exhaust Fan [PRV-2]	Centrifugal, 12" Damper	100 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	15054B	Illegible	1993		
42	10051428	D3060	Exhaust Fan [PRV-20]	Centrifugal, 12" Damper	200 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S33665000.0393 0017	90C15DH	1993		
43	10051370	D3060	Exhaust Fan [PRV-3]	Centrifugal, 12" Damper	350 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S33665000 0393 0003	135C3B	1993		
44	10051380	D3060	Exhaust Fan [PRV-4]	Centrifugal, 12" Damper	750 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S33665000 03930004	165C4B	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10051367	D3060	Exhaust Fan [PRV-5]	Centrifugal, 12" Damper	200 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1993		
46	10051309	D3060	Exhaust Fan [PRV-7]	Centrifugal, 12" Damper	300 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	105 S3366500003930007	100C2B	1993		
47	10051383	D3060	Exhaust Fan [PRV-9]	Centrifugal, 12" Damper	100 CFM	Thurgood Marshall Elementary School / Main Building	Roof	Illegible	100C2B	Illegible	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10051362	D4010	Backflow Preventer	Fire Suppression	6 IN	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Watts	Illegible	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10051445	D5010	Generator	Gas or Gasoline	250 KW	Thurgood Marshall Elementary School / Main Building	Site	Kohler	250REZXB	33CGGMML0007			
2	10051427	D5010	Automatic Transfer Switch [ATS-1]	ATS	400 AMP	Thurgood Marshall Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible			
3	10051359	D5020	Secondary Transformer	Dry, Stepdown	10 KVA	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Siemens	Inaccessible	Inaccessible			
4	10051415	D5020	Switchgear	120/208 V	2400 AMP	Thurgood Marshall Elementary School / Main Building	Electrical Room	Siemens	FC-II	18-54389-A01	1993		
5	10051430	D5030	Motor	AHU or Pump	5 HP	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Baldor Reliance	127466F036	F499			
6	10051330	D5030	Motor [P-1]	AHU or Pump	1/3 HP	Thurgood Marshall Elementary School / Main Building	Mechanical Room	Marathon	NQE 48S17D2108L J	E143310097			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10051399	D7050	Fire Alarm Panel	Fully Addressable		Thurgood Marshall Elementary School / Main Building	Main Entrance	No dataplate	No dataplate	No dataplate			
2	10051377	D7050	Fire Alarm Panel	Fully Addressable		Thurgood Marshall Elementary School / Main Building	Mechanical Room	Johnson Controls	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10051338	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Thurgood Marshall Elementary School / Main Building	Kitchen						
2	10051379	E1030	Foodservice Equipment	Convection Oven, Double		Thurgood Marshall Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10051421	E1030	Foodservice Equipment	Dairy Cooler/Wells		Thurgood Marshall Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58-1-W	NA			
4	10051384	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Thurgood Marshall Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	E93B3158			
5	10051403	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Thurgood Marshall Elementary School / Main Building	Kitchen	Colorpoint	KCPI-5	E9303156			
6	10051346	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Thurgood Marshall Elementary School / Main Building	Kitchen	Traulsen	GHT 2-32NUT	243006 5L			
7	10051349	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Thurgood Marshall Elementary School / Main Building	Roof	Trenton	TEZA007H8-HT3D-B	229116811			
8	10051310	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer		Thurgood Marshall Elementary School / Main Building	Roof	Trenton	TEZA025L8-HT3D-F	219240864			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10051412	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Thurgood Marshall Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
10	10051382	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Thurgood Marshall Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible	1993		
11	10051357	E1030	Foodservice Equipment	Walk-In, Freezer		Thurgood Marshall Elementary School / Main Building	Kitchen	Bally Engineered Structures	3676-4-P	0X209985-02	1993		
12	10051365	E1030	Foodservice Equipment	Walk-In, Freezer		Thurgood Marshall Elementary School / Main Building	Kitchen	Bally Engineered Structures	3676-4L-W	DX289985-01	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	10051452	G4010	Site Transformer	Liquid Filled, Property-Owned	500 kVA	Thurgood Marshall Elementary School / Main Building	Site	Illegible	Illegible	AB 14JC507700049	2014		