



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Spark M. Matsunaga Elementary School

13902 Bromfield Road

Germantown, MD 20874

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

June 3, 2026

ON SITE DATE:

March 3, 2026

Bureau Veritas

TABLE OF CONTENTS

1.	Executive Summary	1
	Property Overview and Assessment Details	1
	Campus Findings and Deficiencies	2
	Facility Characteristic Survey	3
	Facility Condition Index (FCI) Depleted Value	4
	Immediate Needs.....	5
	Key Findings.....	6
	Plan Types.....	8
2.	Building Information	9
3.	Site Summary	12
4.	ADA Accessibility	15
5.	Purpose and Scope	17
6.	Opinions of Probable Costs	19
	Methodology	19
	Definitions.....	20
7.	Certification	21
8.	Appendices	22



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	13902 Bromfield Road, Germantown, MD 20874
Site Developed	2001
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 3, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Stephanie Byrd, Building Services Manager 240.388.0433
Assessment and Report Prepared By	William Hunt
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was constructed in 2001 and has not since had major renovations. It is connected to the Longview school and is used as an elementary school for local children.

Architectural

The facility is masonry construction with a concrete foundation, and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof is reaching the end of its expected life and is recommended for replacement in the short term. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes have generally been maintained as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. A majority of equipment is original, while some units were replaced in 2021. A boiler and cooling tower provide tempered water throughout and are shared equipment located in the adjacent Longview School. The HVAC system is planned to be fully replaced in summer of 2026.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2020 installed water heater provides domestic hot water throughout. No leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A 2500A switchboard provides power throughout.

Fire alarm and fire suppression systems are present.

Site

The site includes asphalt paved parking, concrete sidewalks, and playground area. Light poles provide sufficient exterior lighting. Chain-link fencing encloses portions of the sports field.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCI will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.535523.

Immediate Needs

There are no immediate needs to report.



Key Findings



Roofing in Poor condition.

Built-Up
Main Building Spark M. Matsunaga Elementary
School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$840,000

\$\$\$\$

Roof leaks sometimes and has reached the end of its expected life - AssetCALC ID: 10623891



Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Spark M. Matsunaga Elementary
School Roof

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Unit is at end if it is expected life and scheduled to be replaced this summer - AssetCALC ID: 10596584



Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Spark M. Matsunaga Elementary
School Roof

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Unit is at end if it is expected life and scheduled to be replaced this summer - AssetCALC ID: 10596577



Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Spark M. Matsunaga Elementary
School Roof

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

Unit is at end if it is expected life and scheduled to be replaced this summer - AssetCALC ID: 10596587





ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Spark M. Matsunaga Elementary
School Throughout Building

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$400

\$\$\$

Some sink drains not insulated for ADA compliance - AssetCALC ID: 10596604

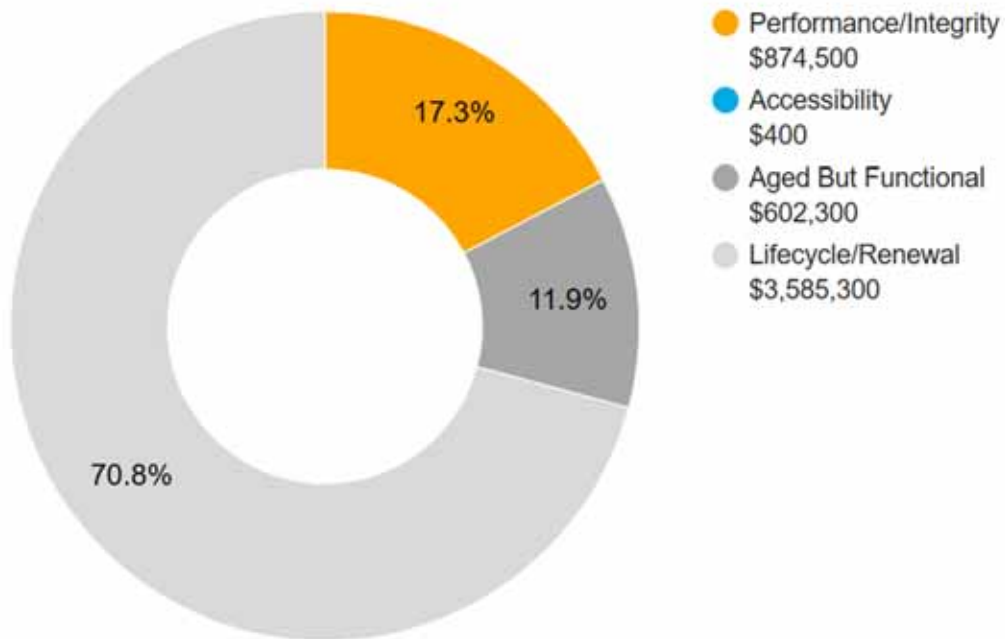


Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$5,062,500



2. Building Information



Main Building: Systems Summary		
Address	13902 Bromfield Road, Germantown, MD 20874	
GPS Coordinates	39°09'3.76" N ; 77°17'33.38" W	
Constructed/Renovated	2001	
Building Area	90,718 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, CMU Floors: Carpet, VCT, wood strip Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply piping and waste and ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, and cooling tower feeding air handlers shared with Longview School Secondary: Rooftop units and exhaust fans	Fair
Fire Suppression	Sprinkler System	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
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	-	-	-	\$287,100	\$36,000	\$323,000
Roofing	-	\$865,200	-	\$6,800	-	\$872,000
Interiors	-	-	-	\$1,200,100	\$672,200	\$1,872,400
Conveying	-	-	\$5,800	\$11,100	\$85,500	\$102,400
Plumbing	-	-	\$20,900	-	\$900,200	\$921,100
HVAC	-	\$9,300	\$52,000	\$483,700	\$1,374,900	\$1,919,900
Fire Protection	-	-	-	\$126,700	-	\$126,700
Electrical	-	-	\$550,300	\$89,600	\$363,900	\$1,003,800
Fire Alarm & Electronic Systems	-	-	\$255,300	\$750,200	\$397,700	\$1,403,100
Equipment & Furnishings	-	-	-	\$10,800	-	\$10,800
Accessibility	-	\$400	-	-	-	\$400
TOTALS (3% inflation)	-	\$874,900	\$884,200	\$2,965,900	\$3,830,500	\$8,555,500



3. Site Summary



Site Information		
Site Area	8.11 acres	
Parking Spaces	Around 70 total spaces all in open lots	
<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 and curbs	Fair
Site Development	Chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Landscaping features including lawns, trees, and bushes Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of 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	-	-	-	\$58,500	-	\$58,500
Site Development	-	-	-	\$24,800	\$67,600	\$92,400
Site Pavement	-	-	\$30,400	\$35,200	\$435,300	\$500,900
Site Utilities	-	-	-	\$38,200	-	\$38,200
TOTALS (3% inflation)	-	-	\$30,400	\$156,700	\$502,900	\$690,000



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	2001	No	No
Main Building	2001	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Spark M. Matsunaga Elementary School, 13902 Bromfield Road, Germantown, MD 20874, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

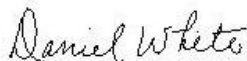
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer for,
Bill Champion
Program Manager
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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 - REAR ELEVATION



3 - RIGHT ELEVATION



4 - MAIN ENTRANCE



5 - WALKWAY TO ENTRANCE



6 - WINDOWS



Photographic Overview



7 - TYPICAL HALLWAY



8 - TYPICAL CLASSROOM



9 - MEDIA CENTER



10 - ELEVATOR



11 - TYPICAL DOOR



12 - AIR HANDLER



Photographic Overview



13 - DISTRIBUTION PANEL



14 - TRANSFORMER



15 - TYPICAL PUMP



16 - VARIABLE FREQUENCY DRIVE



17 - LAUNDRY MACHINES



18 - TYPICAL UNIT HEATER

Photographic Overview



19 - EXHAUST FAN



20 - ROOFTOP PACKAGED UNIT



21 - PARKING LOT



22 - ASPHALT DRIVING PATH



23 - PLAYGROUND





24 - PLAYGROUND PATH

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-075.354	Spark M. Matsunaga Elementary School	
	Source	On-Site Date	
	Google	March 3, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Spark M. Matsunaga Elementary School

Name of person completing form: Stephanie Byrd

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 3 months

Date Completed: 3/2/2026

Phone Number: 2407407820

Method of Completion: INTERVIEW - verbally completed during interview

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

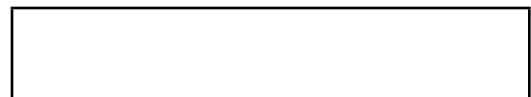
Data Overview		Response		
1	Year(s) constructed	Constructed 2001	Renovated	
2	Building size in SF	90,718	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Just painting, put in new pumps in back mech room		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Planning to change whole hvac system this summer, rooftop units, AC units in ceilings, and exhaust fans		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC not working well, 2 conference rooms down.		

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				Roof leaks sometimes. Drains have issues
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Reoccurring issue with mold in autism hallway, but they resolved it and so far no problems
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			Temperature issues with pipes
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				2 conference rooms not have hvac right now
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				ICP uses it (all Moco schools have it)



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Spark M. Matsunaga Elementary School

BV Project Number: 172559.25R000-075.354

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



OVERVIEW OF ACCESSIBLE PARKING AREA

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



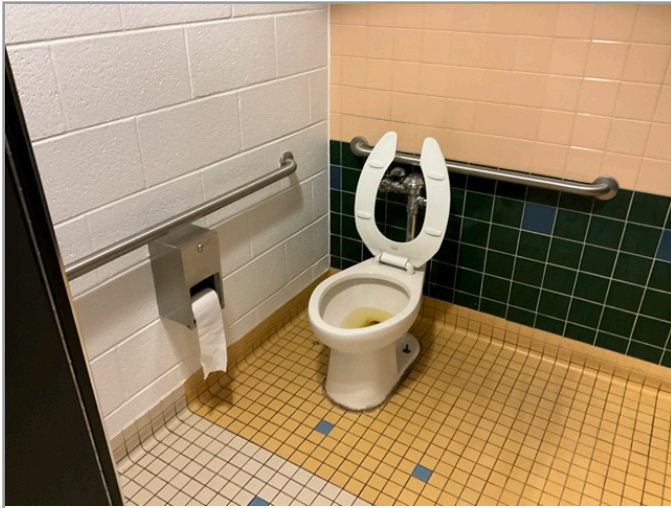
IN-CAB CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✗			
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 ?		✘		Missing cover
5	Are grab bars provided at compliant locations around the toilet ?	✘			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✘			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Spark M. Matsunaga Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	90,718 SF	51	10596594
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	90,718 SF	51	10596570
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	4,000 SF	9	10596578
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	11	10596561
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	60,000 SF	2	10623891
B3060	Roof	Fair	Roof Hatch, Metal	4	9	10596590
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	80	16	10596558
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	68,000 SF	7	10596606
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	172,300 SF	6	10596575
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	77,100 SF	7	10596581
C2030	Admin Offices	Fair	Flooring, Carpet, Commercial Standard	9,100 SF	6	10596597
C2050	Hallways & Common Areas	Fair	Ceiling Finishes, any flat surface, Prep & Paint	18,100 SF	6	10596601
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	7	10596579
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 4500 LB, Renovate	1	12	10596611
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car, 4500	1	5	10596589
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	90,718 SF	16	10596564
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	11	10596610
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	11	10596591

Component Condition Report | Spark M. Matsunaga Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	10	11	10596563
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	12	5	10596560
HVAC						
D3020	Gymnasium	Fair	Unit Heater, Electric, 10 kW	1	6	10596598
D3020	135	Good	Unit Heater, Electric, 3 - 5 kW	1	15	10596573
D3050	Roof	Good	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 7600 TON [ERU-1]	1	17	10596599
D3050	Geothermal Room	Good	Pump, Distribution, HVAC Heating Water, 100 HP	1	21	10596576
D3050	Roof	Good	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 7100 CFM [ERU-2]	1	16	10596593
D3050	Geothermal Room	Fair	Pump, Distribution, HVAC Heating Water, 100 HP	1	4	10596559
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	90,718 SF	16	10596574
D3050	Gymnasium	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6100 CFM	1	6	10596580
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	90,718 SF	6	10596602
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-1]	1	1	10596587
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	1	10596577
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	1	10596584
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	90,718 SF	9	10596586
Electrical						
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [HC-IV]	1	6	10596603
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [HC-III]	1	6	10596605
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [LC-II]	1	6	10596562
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [HC-II]	1	6	10596583
D5020	Gym Electrical Room	Fair	Distribution Panel, 120/240 V, 400 AMP [HH-I]	1	6	10596607
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [LC-I]	1	6	10596582
D5020	Gym Electrical Room	Fair	Distribution Panel, 120/240 V, 400 AMP [HH-II]	1	6	10596585

Component Condition Report | Spark M. Matsunaga Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Gym Electrical Room	Fair	Distribution Panel, 120/240 V, 400 AMP [HH-III]	1	6	10596608
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [HC-I]	1	6	10596595
D5020	Admin Offices	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	10596568
D5020	Admin Offices	Fair	Distribution Panel, 120/240 V, 400 AMP [LC-III]	1	6	10596596
D5020	Gym Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	10596600
D5030	Geothermal Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 200 HP, Replace/Install	1	3	10596609
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	90,718 SF	16	10596588
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	90,718 SF	3	10596572
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	90,718 SF	6	10596569
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	90,718 SF	9	10596566
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	90,718 SF	7	10596565
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	90,718 SF	4	10596571
Equipment & Furnishings						
E1030	139	Fair	Laundry Equipment, Dryer, Commercial, 44 LB	1	6	10596567
E1030	139	Fair	Laundry Equipment, Dryer, Commercial, 67 LB	1	7	10596592
Accessibility						
Y1050	Throughout Building	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	5	1	10596604

Component Condition Report | Spark M. Matsunaga Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Interiors						
C2030	Gymnasium	Fair	Flooring, Wood, Sports	4,000 SF	6	10624258
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated	1	2	10596076

Component Condition Report | Spark M. Matsunaga Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030		Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	10596072
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	13	10596074
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10596070
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Small-Door Reach-In	1	3	10596075
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	10596073
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	1	10596071
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	10596078
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	10596077

Component Condition Report | Spark M. Matsunaga Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5010	Building Exterior	Fair	Generator, Diesel, 35 - 60 KW	1	9	10596722
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	12	9	10596723
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	60,000 SF	4	10596721
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	60,000 SF	17	10596725
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	9	10596726
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10596727
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10596724
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	200 LF	19	10596720
G2060	Site	Fair	Flagpole, Metal	1	11	10596728
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	8	6	10596729

Appendix F: Replacement Reserves

Replacement Reserves Report



5/22/2026

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
Spark M. Matsunaga Elementary School	\$0	\$8,528	\$19,945	\$2,950	\$0	\$1,971	\$117,017	\$0	\$0	\$0	\$0	\$11,461	\$14,970	\$3,671	\$0	\$0	\$0	\$13,719	\$4,597	\$0	\$3,070	\$201,900
Spark M. Matsunaga Elementary School / Main Building	\$0	\$874,882	\$0	\$550,286	\$307,258	\$26,663	\$1,190,060	\$1,118,637	\$0	\$657,220	\$0	\$175,798	\$85,546	\$0	\$0	\$2,804	\$3,030,856	\$105,286	\$0	\$397,686	\$32,510	\$8,555,493
Spark M. Matsunaga Elementary School / Site	\$0	\$0	\$0	\$0	\$30,389	\$0	\$38,210	\$0	\$0	\$118,473	\$0	\$58,830	\$0	\$0	\$40,840	\$0	\$0	\$347,098	\$0	\$56,112	\$0	\$689,952
Grand Total	\$0	\$883,410	\$19,945	\$553,237	\$337,647	\$28,634	\$1,345,287	\$1,118,637	\$0	\$775,693	\$0	\$246,089	\$100,516	\$3,671	\$40,840	\$2,804	\$3,030,856	\$466,103	\$4,597	\$453,799	\$35,580	\$9,447,345

Spark M. Matsunaga Elementary School

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
C2030	Gymnasium	10624258	Flooring, Wood, Sports, Replace	30	24	6	4000	SF	\$17.00	\$68,000								\$68,000													\$68,000	
E1030	Kitchen	10596071	Foodservice Equipment, Convection Oven, Double, Replace	10	9	1	1	EA	\$8,280.00	\$8,280		\$8,280										\$8,280									\$16,560	
E1030	Kitchen	10596076	Foodservice Equipment, Prep Table Refrigerated, Replace	15	13	2	1	EA	\$4,700.00	\$4,700			\$4,700															\$4,700			\$9,400	
E1030	Kitchen	10596078	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600			\$7,200	
E1030	Kitchen	10596077	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	\$10,500.00	\$10,500			\$10,500									\$10,500									\$21,000	
E1030	Kitchen	10596075	Foodservice Equipment, Refrigerator, 2-Small-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700			\$5,400	
E1030	Kitchen	10596070	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700					\$1,700														\$1,700		\$3,400	
E1030	Spark M. Matsunaga Elementary School	10596072	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	\$15,000.00	\$15,000							\$15,000														\$15,000	
E1030	Kitchen	10596073	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	\$15,000.00	\$15,000							\$15,000														\$15,000	
E1030	Kitchen	10596074	Foodservice Equipment, Sink, 3-Bowl, Replace	30	17	13	1	EA	\$2,500.00	\$2,500												\$2,500									\$2,500	
Totals, Unescalated											\$0	\$8,280	\$18,800	\$2,700	\$0	\$1,700	\$98,000	\$0	\$0	\$0	\$0	\$8,280	\$10,500	\$2,500	\$0	\$0	\$0	\$8,300	\$2,700	\$0	\$1,700	\$163,460
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$8,528	\$19,945	\$2,950	\$0	\$1,971	\$117,017	\$0	\$0	\$0	\$0	\$11,461	\$14,970	\$3,671	\$0	\$0	\$0	\$13,719	\$4,597	\$0	\$3,070	\$201,900

Spark M. Matsunaga 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
B2020	Building Exterior	10596578	Glazing, any type by SF, Replace	30	21	9	4000	SF	\$55.00	\$220,000										\$220,000											\$220,000	
B2050	Building Exterior	10596561	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	20	EA	\$1,300.00	\$26,000												\$26,000									\$26,000	
B3010	Roof	10623891	Roofing, Built-Up, Replace	25	23	* 2	60000	SF	\$14.00	\$840,000	\$840,000																				\$840,000	
B3060	Roof	10596590	Roof Hatch, Metal, Replace	30	21	9	4	EA	\$1,300.00	\$5,200										\$5,200											\$5,200	
C1030	Throughout Building	10596558	Interior Door, Wood, Solid-Core, Replace	40	24	16	80	EA	\$700.00	\$56,000																	\$56,000				\$56,000	
C1070	Throughout Building	10596606	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	68000	SF	\$3.50	\$238,000								\$238,000													\$238,000	
C2010	Throughout Building	10596575	Wall Finishes, any surface, Prep & Paint	10	4	6	172300	SF	\$1.50	\$258,450							\$258,450										\$258,450				\$516,900	
C2030	Throughout Building	10596581	Flooring, Vinyl Tile (VCT), Replace	15	8	7	77100	SF	\$5.00	\$385,500							\$385,500														\$385,500	
C2030	Admin Offices	10596597	Flooring, Carpet, Commercial Standard, Replace	10	4	6	9100	SF	\$7.50	\$68,250							\$68,250										\$68,250				\$136,500	
C2050	Hallways & Common Areas	10596601	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	18100	SF	\$2.00	\$36,200							\$36,200										\$36,200				\$72,400	
D1010	Elevator Shafts/Utility	10596589	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	\$5,000.00	\$5,000					\$5,000																\$5,000	
D1010	Elevator Shafts/Utility	10596579	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	\$9,000.00	\$9,000							\$9,000														\$9,000	
D1010	Elevator Shafts/Utility	10596611	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	18	12	1	EA	\$60,000.00	\$60,000												\$60,000									\$60,000	
D2010	Throughout Building	10596564	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	24	16	90718	SF	\$5.00	\$453,590																	\$453,590				\$453,590	
D2010	Hallways & Common Areas	10596560	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	12	EA	\$1,500.00	\$18,000					\$18,000														\$18,000		\$36,000	
D2010	Restrooms	10596610	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	30	EA	\$1,700.00	\$51,000												\$51,000									\$51,000	
D2010	Restrooms	10596591	Toilet, Commercial Water Closet, Replace	30	19	11	30	EA	\$1,300.00	\$39,000												\$39,000									\$39,000	
D2010	Restrooms	10596563	Urinal, Standard, Replace	30	19	11	10	EA	\$1,100.00	\$11,000												\$11,000									\$11,000	
D3020	Gymnasium	10596598	Unit Heater, Electric, Replace	20	14	6	1	EA	\$2,200.00	\$2,200							\$2,200														\$2,200	
D3020	135	10596573	Unit Heater, Electric, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																\$1,800					\$1,800	
D3050	Geothermal Room	10596559	Pump, Distribution, HVAC Heating Water, Replace	25	21	4	1	EA	\$46,200.00	\$46,200					\$46,200																\$46,200	
D3050	Throughout Building	10596574	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	24	16	90718	SF	\$8.00	\$725,744																	\$725,744				\$725,744	
D3050	Gymnasium	10596580	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	\$40,000.00	\$40,000							\$40,000														\$40,000	
D3050	Throughout Building	10596602	HVAC System, Ductwork, Medium Density, Replace	30	24	6	90718	SF	\$4.00	\$362,872							\$362,872														\$362,872	
D3050	Roof	10596593	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	4	16	1	EA	\$63,700.00	\$63,700																\$63,700					\$63,700	
D3050	Roof	10596599	Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace	20	3	17	1	EA	\$63,700.00	\$63,700																	\$63,700				\$63,700	

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	10596589	D1010	Elevator Controls	Automatic, 1 Car	4500	Spark M. Matsunaga Elementary School / Main Building	Elevator Shafts/Utility	Otis	AAA21241U	Illegible	2001		
2	10596611	D1010	Passenger Elevator	Hydraulic, 2 Floors	4500 LB	Spark M. Matsunaga Elementary School / Main Building	Elevator Shafts/Utility	Otis	NA	NA	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10596598	D3020	Unit Heater	Electric	10 kW	Spark M. Matsunaga Elementary School / Main Building	Gymnasium	Trane	UHEC-103DACA	NA			
2	10596573	D3020	Unit Heater	Electric	3 - 5 kW	Spark M. Matsunaga Elementary School / Main Building	135	Dayton	Inaccessible	Inaccessible			
3	10596576	D3050	Pump	Distribution, HVAC Heating Water	100 HP	Spark M. Matsunaga Elementary School / Main Building	Geothermal Room	Marathon	UVH404TTDCCD6060BB M	C-M2155828-FR16	2021		
4	10596559	D3050	Pump	Distribution, HVAC Heating Water	100 HP	Spark M. Matsunaga Elementary School / Main Building	Geothermal Room	Baldor	NA	20008280174	2001		
5	10596580	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6100 CFM	Spark M. Matsunaga Elementary School / Main Building	Gymnasium	Heatex	E-RH-6100-WSHP/MX	200083-A	2001		
6	10596599	D3050	Air Handler [ERU-1]	Exterior AHU, Packaged, 6001 to 8000 CFM	7600 TON	Spark M. Matsunaga Elementary School / Main Building	Roof	INNOVENT	LASER-2-SS-PL-PL-7600-HP-HG-460	8508916.0020	2022		
7	10596593	D3050	Air Handler [ERU-2]	Exterior AHU, Packaged, 6001 to 8000 CFM	7100 CFM	Spark M. Matsunaga Elementary School / Main Building	Roof	INNOVENT	LASER-2-SS-PL-PL-7100-HP-HG-460	8508916.0080	2022		
8	10596577	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Spark M. Matsunaga Elementary School / Main Building	Roof	Greenheck	GB-220-15-X	00K19914	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10596584	D3060	Exhaust Fan	Centrifugal, 24" Damper	2001 - 5000 CFM	Spark M. Matsunaga Elementary School / Main Building	Roof	Greenheck	GB-220-15-X	00K19915	2001		
10	10596587	D3060	Exhaust Fan [EF-1]	Centrifugal, 24" Damper	2001 - 5000 CFM	Spark M. Matsunaga Elementary School / Main Building	Roof	Greenheck	GB-220-15-X	01H06770	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10596722	D5010	Generator	Diesel	35 - 60 KW	Spark M. Matsunaga Elementary School / Site	Building Exterior	Katolight	No dataplate	No dataplate			
2	10596568	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
3	10596600	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Spark M. Matsunaga Elementary School / Main Building	Gym Electrical Room	Siemens	NA	NA	2001		
4	10596595	D5020	Distribution Panel [HC-I]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
5	10596583	D5020	Distribution Panel [HC-II]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
6	10596605	D5020	Distribution Panel [HC-III]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
7	10596603	D5020	Distribution Panel [HC-IV]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
8	10596607	D5020	Distribution Panel [HH-I]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Gym Electrical Room	Siemens	NA	NA	2001		
9	10596585	D5020	Distribution Panel [HH-II]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Gym Electrical Room	Siemens	NA	NA	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10596608	D5020	Distribution Panel [HH-III]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Gym Electrical Room	Siemens	NA	NA	2001		
11	10596582	D5020	Distribution Panel [LC-I]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
12	10596562	D5020	Distribution Panel [LC-II]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
13	10596596	D5020	Distribution Panel [LC-III]	120/240 V	400 AMP	Spark M. Matsunaga Elementary School / Main Building	Admin Offices	Siemens	NA	NA	2001		
14	10596609	D5030	Variable Frequency Drive	VFD, by HP of Motor	200 HP	Spark M. Matsunaga Elementary School / Main Building	Geothermal Room	MagneTek	GPD506	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10596567	E1030	Laundry Equipment	Dryer, Commercial	44 LB	Spark M. Matsunaga Elementary School / Main Building	139	Wascomat	W3... W3180N17	00651/0417056	2014		
2	10596592	E1030	Laundry Equipment	Dryer, Commercial	67 LB	Spark M. Matsunaga Elementary School / Main Building	139	Wascomat	N2550E17	65500/0021569	2016		
3	10596071	E1030	Foodservice Equipment	Convection Oven, Double		Spark M. Matsunaga Elementary School	Kitchen	Blodgett	No dataplate	No dataplate			
4	10596078	E1030	Foodservice Equipment	Dairy Cooler/Wells		Spark M. Matsunaga Elementary School	Kitchen	Beverage-Air	No dataplate	No dataplate			
5	10596070	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Spark M. Matsunaga Elementary School	Kitchen	Metro	HM2000	NA			
6	10596076	E1030	Foodservice Equipment	Prep Table Refrigerated		Spark M. Matsunaga Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
7	10596075	E1030	Foodservice Equipment	Refrigerator, 2-Small-Door Reach-In		Spark M. Matsunaga Elementary School	Kitchen	Traulsen	No dataplate	No dataplate			
8	10596074	E1030	Foodservice Equipment	Sink, 3-Bowl		Spark M. Matsunaga Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
9	10596077	E1030	Foodservice Equipment	Steamer, Freestanding		Spark M. Matsunaga Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
10	10596072	E1030	Foodservice Equipment	Walk-In, Refrigerator		Spark M. Matsunaga Elementary School							

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
11	10596073	E1030	Foodservice Equipment	Walk-In, Refrigerator		Spark M. Matsunaga Elementary School	Kitchen	Thermo-Kool	No dataplate	No dataplate			