



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Montgomery County Public Schools**

45 West Gude Drive, Suite 4000

Rockville, MD 20850



S. Christa McAuliffe Elementary School  
12500 Wisteria Drive  
Germantown, MD, 20874

### **PREPARED BY:**

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### **ON SITE DATE:**

February 12, 2026

Bureau Veritas

## TABLE OF CONTENTS

<b>1. Executive Summary</b> .....	<b>1</b>
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
<b>2. Main Building</b> .....	<b>9</b>
<b>3. Site Summary</b> .....	<b>12</b>
<b>4. ADA Accessibility</b> .....	<b>15</b>
<b>5. Purpose and Scope</b> .....	<b>17</b>
<b>6. Opinions of Probable Costs</b> .....	<b>19</b>
Methodology .....	19
Definitions.....	20
<b>7. Certification</b> .....	<b>21</b>
<b>8. Appendices</b> .....	<b>22</b>



# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	12500 Wisteria Drive, Germantown, MD, 20874
<b>Site Developed</b>	1987 Renovated 2019
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 12, 2026
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

S. Christa McAuliffe Elementary School, originally constructed in 1987, consists of one permanent main building on its campus. The campus received an East wing two-story addition in 2019. In 2015 the campus received an HVAC renovation throughout the original building.

### Architectural

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

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

The original building utilizes a central cooling and heating system for most of the spaces. The system runs off two gas-fired boilers, and one water cooled chiller with unit ventilators, fan coil units, and a cooling tower. Heating and cooling at the 2019 building addition are provided by VRV (Variable Refrigerant Volume) units and roof mounted package units. Supplemental heating and cooling at the original building are provided by roof mounted package units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system at the 2019 building add-on was observed to be in fair to good condition. Heating and cooling at the original building was observed to be part of the 2015 HVAC renovation. Exhaust ventilation is provided by roof mounted exhaust fans. Hot water is provided by gas-fired water heaters located in the mechanical rooms. Plumbing supply and sanitary at the original building was observed to be inadequate and original to the building's construction. Replacement is anticipated. The electrical system at the original building is composed of main switchboards, panel boards, and transformers and will require updating in the near term. The lighting system currently utilizes LED and fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be part of the 2019 renovation. The sprinkler heads at the original building were observed to be dated and will require replacement. The commercial kitchen equipment is generally in fair condition with some items requiring replacement in the short term. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

### Site

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

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.491349037.

## Immediate Needs

There are no immediate needs to report.



## Key Findings



### Food service Equipment in Poor condition.

Refrigerator, 2-Door Reach-In  
S. Christa McAuliffe Elementary School S.  
Christa McAuliffe Elementary School  
Commercial Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,600

\$\$\$\$

The kitchen equipment was observed to be inefficient and beyond its EUL. - AssetCALC ID: 10383832



### Food service Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer  
S. Christa McAuliffe Elementary School S.  
Christa McAuliffe Elementary School Roof

Uniformat Code: E1030  
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,300

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Condensing unit was observed to be deteriorated. - AssetCALC ID: 10383825



### Food service Equipment in Poor condition.

Prep Table Refrigerated, Salad/Sandwich  
S. Christa McAuliffe Elementary School S.  
Christa McAuliffe Elementary School  
Commercial Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,700

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Kitchen Equipment was observed to be inefficient and beyond its EUL. - AssetCALC ID: 10383811



### ADA Restrooms

Toilet Partitions, Location/Clearance  
 S. Christa McAuliffe Elementary School  
 Restrooms - Existing Building

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$3,200

\$\$\$\$

Toilet stalls clearance and path of travel at the existing building restrooms were observed to be non-ADA compliant. - AssetCALC ID: 10512876



### ADA Entrances and Doors

Hardware, Lever Handle  
 S. Christa McAuliffe Elementary School S.  
 Christa McAuliffe Elementary School Existing  
 Building

Uniformat Code: Y1030  
 Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$14,400

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Several doors throughout the existing building were observed to have non-ADA compliant hardware. - AssetCALC ID: 10383681



### ADA Kitchen and Laundry Areas

Sink/Counter/Maneuverability, Full  
 Reconfiguration  
 S. Christa McAuliffe Elementary School S.  
 Christa McAuliffe Elementary School Break  
 Room

Uniformat Code: Y1060  
 Recommendation: **Renovate in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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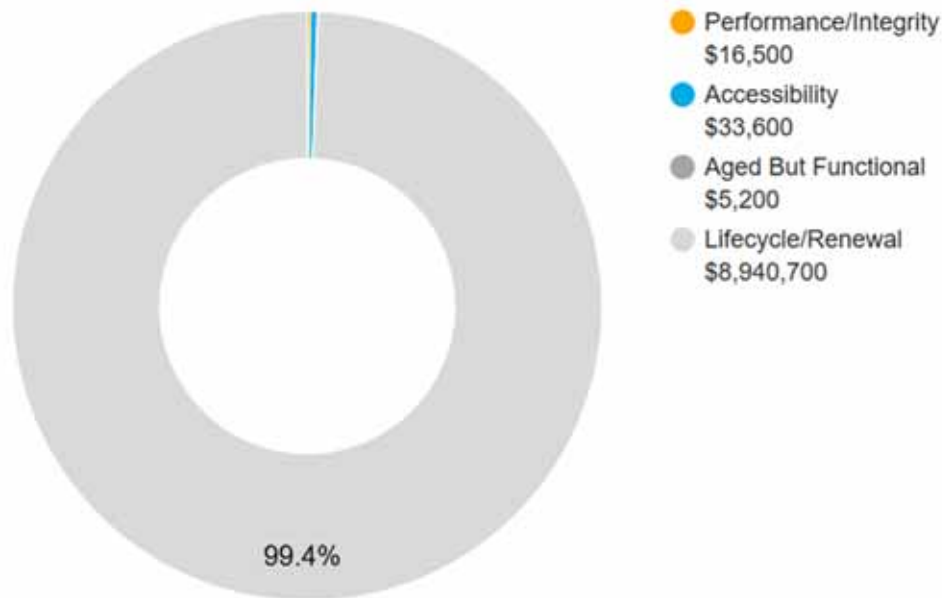
The sink and counter space at the staff lounge were observed to be non-ADA compliant. - AssetCALC ID: 10383745

## Plan Types

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

### Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$8,996,000



## 2. Main Building



### Main Building: Systems Summary

<b>Address</b>	12500 Wisteria Drive, Germantown, MD, 20874	
<b>GPS Coordinates</b>	39.1675537, -77.2609938	
<b>Constructed/Renovated</b>	1987/2019	
<b>Building Area</b>	102,111 SF	
<b>Number of Stories</b>	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish, built-up finish, single-ply EPDM membrane Secondary: Gable construction with asphalt shingles	Fair
<b>Interiors</b>	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: One traction car serving all two floors	Fair

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers, and cooling tower feeding fan coil and unit ventilator terminal units Non-Central System: Packaged units, VRV units, Ductless split systems Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: Metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	\$5,300	\$5,300
Facade	-	-	\$229,300	\$557,700	\$52,200	\$839,200
Roofing	-	-	\$370,200	\$1,176,400	\$10,600	\$1,557,200
Interiors	-	-	\$813,300	\$383,500	\$1,969,100	\$3,165,900
Conveying	-	-	-	\$12,100	-	\$12,100
Plumbing	-	-	\$475,200	\$77,400	\$142,100	\$694,700
HVAC	-	-	\$451,800	\$472,600	\$690,000	\$1,614,400
Fire Protection	-	-	\$90,600	-	-	\$90,600
Electrical	-	-	\$1,998,500	\$24,800	\$1,080,900	\$3,104,200
Fire Alarm & Electronic Systems	-	-	\$278,900	\$298,600	\$1,111,100	\$1,688,600
Equipment & Furnishings	-	\$16,500	\$531,400	\$124,200	\$94,000	\$766,100
Accessibility	-	\$30,300	-	-	-	\$30,300
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$46,800</b>	<b>\$5,239,200</b>	<b>\$3,127,300</b>	<b>\$5,155,200</b>	<b>\$13,568,500</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	11.2 acres (estimated)	
<b>Parking Spaces</b>	86 total spaces all in open lots; 86 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage: chain link, wrought iron, CMU wall fencing Playgrounds and sports fields and courts Limited Park benches, picnic tables	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair
<b>Ancillary Structures</b>	None	--

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

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Site Development	-	-	\$40,200	\$68,200	\$383,000	\$491,400
Site Pavement	-	-	\$35,400	\$369,800	\$393,500	\$798,800
Site Utilities	-	-	-	\$65,800	-	\$65,800
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$75,600</b>	<b>\$503,800</b>	<b>\$776,500</b>	<b>\$1,355,900</b>

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1987	No	No
Main Building	1987/2019	No	No

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

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *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 to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including; labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 7. Certification

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of S. Christa McAuliffe Elementary School, 12500 Wisteria Drive, 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.

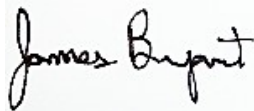
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

**Prepared by:** Jake Stauffer  
Project Assessor

**Reviewed by:**



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## 8. Appendices

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



# Appendix A:

## Photographic Record

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### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - LIBRARY



### Photographic Overview



7 - CAFETERIA



8 - ADMINISTRATION



9 - GYMNASIUM



10 - TYPICAL HALLWAY



11 - TYPICAL CLASSROOM



12 - NURSES OFFICE



### Photographic Overview



13 - STAFF LOUNGE



14 - CAB FINISHES



15 - ELEVATOR CAB PANEL



16 - WATER HEATER



17 - DOMESTIC WATER PIPING



18 - ROOFTOP MECHANICAL EQUIPMENT



### Photographic Overview



19 - MAIN MECHANICAL ROOM



20 - COOLING TOWER



21 - EMERGENCY GENERATOR



22 - MAIN ELECTRICAL ROOM



23 - FIRE SPRINKLER RISERS



24 - FIRE ALARM PANEL

### Photographic Overview



25 - SECONDARY PARKING AREA



26 - SIDEWALKS AND LANDSCAPING



27 - MAIN PARKING AREA



28 - PLAYGROUND



29 - PROPERTY SIGNAGE



30 - SPORTS COURTS





## Appendix B:

### Site Plan(s)

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# Site Plan



	<b>Project Number</b>	<b>Project Name</b>	
	172559.25R000-076.354	S. Christa McAuliffe Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
Google	February 12, 2026		

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** S. Christa McAuliffe Elementary School

**Name of person completing form:** Theo Marshall

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

**Length of time associated w/ property:** 8 Years

**Date Completed:** 2/12/2026

**Phone Number:** 240-740-4920

**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 1987	Renovated 2016	Two story add on in 2019
2	Building size in SF	102,111 <b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2015	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Fire suppression system 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Existing building
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				Existing building
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: S. Christa McAuliffe Elementary School

BV Project Number: 172559.25R000-076.354

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 ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE PATH

Question		Yes	No	NA	Comments
<b>1</b>	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	<b>X</b>			
<b>2</b>	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 ?	<b>X</b>			
<b>3</b>	Are curb ramps present at transitions through raised curbs on all accessible routes?	<b>X</b>			
<b>4</b>	Do curb ramps appear to have compliant slopes for all components ?	<b>X</b>			
<b>5</b>	Do ramp runs on an accessible route appear to have compliant slopes ?	<b>X</b>			
<b>6</b>	Do ramp runs on an accessible route appear to have a compliant rise and width ?	<b>X</b>			

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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
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 ?	✘			
8	Do thresholds at accessible entrances appear to have a compliant height ?				

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
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 ?	✗			
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



SINK CLEARANCE

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

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

### Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

## **Appendix E:** Component Condition Report

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## Component Condition Report | S. Christa McAuliffe Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Substructure - Existing Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	77,500 SF	38	10383801
A1010	Substructure - New Building	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	13,500 SF	70	10383701
B1010	Superstructure - New Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	18,000 SF	70	10383696
B1010	Superstructure - Existing Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	33,000 SF	38	10383775
B1080	Interior Stairs	Fair	Stair Treads, Raised Rubber Tile	360 SF	13	10383767
<b>Facade</b>						
B2010	Building Exterior - Exterior Building	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	25,000 SF	7	10383778
B2010	Building Exterior - New Building	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,000 SF	15	10383686
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	8,000 SF	3	10383784
B2020	Building Exterior - Existing Building	Fair	Glazing, any type by SF	7,400 SF	7	10383672
B2020	Building Exterior - New Building	Good	Glazing, any type by SF	5,800 SF	25	10383779
B2050	Building Exterior - Existing Building	Fair	Exterior Door, Steel, Commercial	30	3	10383677
B2050	Building Exterior - New Building	Good	Exterior Door, Steel, Commercial	5	35	10383752
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	9,600 SF	6	10383740
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	11,700 SF	5	10383773
B3010	Roof	Fair	Roofing, Built-Up	61,000 SF	7	10383731
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	800 LF	13	10383666
B3060	Roof	Fair	Roof Skylight, per SF of glazing	5,100 SF	5	10383781
<b>Interiors</b>						
C1020	Building interior	Fair	Interior Glazing, any type by SF	1,900 SF	3	10383799
C1030	Existing Building	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	21	24	10383797
C1030	Existing Building	Fair	Interior Door, Steel, Standard	17	3	10383660

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1030	New Building	Good	Interior Door, Wood, Solid-Core Commercial	47	35	10383819
C1030	Existing Building	Fair	Interior Door, Wood, Solid-Core Commercial	83	10	10383787
C1070	Building interior	Good	Suspended Ceilings, Acoustical Tile (ACT)	64,000 SF	20	10383810
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	12	14	10383704
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	500 LF	15	10383782
C2010	Restrooms - Existing Building	Fair	Wall Finishes, Ceramic Tile	2,400 SF	12	10383783
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	153,500 SF	4	10383689
C2010	Restrooms - New Building	Good	Wall Finishes, Ceramic Tile	900 SF	35	10383683
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	800 SF	9	10383776
C2010	Commercial Kitchen	Fair	Wall Finishes, Quarry Tile	1,800 SF	10	10383751
C2030	Restrooms - New Building	Good	Flooring, Ceramic Tile	1,600 SF	35	10383809
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,200 SF	3	10383670
C2030	Throughout - New Building	Fair	Flooring, Vinyl Tile (VCT)	25,000 SF	10	10383727
C2030	Restrooms - Existing Building	Fair	Flooring, Ceramic Tile	2,200 SF	3	10383788
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,200 SF	13	10383663
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,000 SF	8	10383694
C2030	Throughout - Existing Building	Fair	Flooring, Vinyl Tile (VCT)	63,000 SF	3	10383786
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,400 SF	5	10383674
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,200 SF	5	10383702
<b>Conveying</b>						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	10	10383826
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, 3500 LB, Renovate	1	30	10383749
<b>Plumbing</b>						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	5	10383750
D2010	Restrooms	Fair	Urinal, Standard	5	4	10383793

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	77,500 SF	3	10383822
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	25	10383709
D2010	Pump Room - 101	Good	Pump Station, Duplex Mounted, 5 HP	1	20	10383796
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 100 GAL	1	17	10383710
D2010	Pump Room - 101	Good	Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL, 50 GAL [DWH1]	1	15	10383831
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	18	4	10383693
D2010	Throughout	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	35	8	10383726
D2010	Utility closet	Good	Sink/Lavatory, Service Sink, Floor	4	30	10383725
D2010	Restrooms	Fair	Toilet, Child-Sized	8	4	10383761
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 2 IN, 1.25 IN	1	12	10383792
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	27,000 SF	35	10383706
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	36	25	10383771
D2010	Restrooms	Good	Urinal, Standard	4	25	10383656
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	9	7	10383814
D2010	Pump Room - 101	Good	Storage Tank, Domestic Water, 80 to 150 GAL, 132 GAL	1	25	10383705
D2020	Pump Room - 101	Good	Pump, Sewage Ejector, Duplex, 1 HP, 2 HP	1	20	10383688
D2030	Pump Room - 101	Good	Pump, Sump, 20 HP, No dataplate	1	20	10383762
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 2 HP, 2 HP	1	6	10383659
<b>HVAC</b>						
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 1001 to 2000 MBH, 2000 MBH [Boiler2]	1	21	10383723
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 2000 MBH [Boiler1]	1	21	10383671
D3020	213	Good	Unit Heater, Electric, 1 to 5 KW, Inaccessible [PUHADD2]	1	15	10383655
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 251 to 400 GAL, No dataplate [ET1]	1	31	10383673
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 251 to 400 GAL, No dataplate [ET2]	1	31	10383662
D3020	Pump Room - 101	Good	Unit Heater, Electric, 1 to 5 KW, Inaccessible	1	15	10383763

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mower Storage	Fair	Unit Heater, Hydronic, 37 to 85 MBH, Inaccessible	1	8	10383724
D3030	Mechanical Room	Fair	Chiller, Water-Cooled, 101 to 150 TON, 115 TON [Chiller2]	1	16	10383675
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	10	10383679
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 10 TON	1	10	10383815
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, 12 TON [ACCUVRT1]	1	10	10383800
D3030	New Building	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	18	10	10383657
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, 159 TON	1	16	10383738
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	10	10383711
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, No dataplate	41	4	10383833
D3030	Mechanical Room	Fair	Chilled Water, Chemical Feed Dosing System	1	7	10383728
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 10 TON	1	10	10383717
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 10 TON [ACCUVRT2]	1	10	10383658
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 8 TON	1	10	10383798
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, 3 HP	1	6	10383699
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, 4 TON [RTU1]	1	11	10383818
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP, 10 HP	1	16	10383668
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, 4 TON [RTU7]	1	11	10383707
D3050	Throughout Existing Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	77,500 SF	21	10383824
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, 12 TON [RTU6]	1	11	10383774
D3050	Roof	Good	Air Handler, Exterior AHU, 2401 to 4000 CFM, 3000 CFM	1	14	10383720
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON [RTU4]	1	11	10383785
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, 25 TON [RTU2]	1	11	10383680
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 15 TON [DOASADD1]	1	15	10383765
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, 7 TON [RTU3]	1	11	10383830
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, 5 HP [5]	1	16	10383719

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, 7 TON [RTU5]	1	11	10383743
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, 3 HP [P6]	1	6	10383682
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 15 TON [DOASADD2]	1	15	10383698
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	77,500 SF	31	10383667
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP	1	9	10383803
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP, 10 HP	1	19	10383665
D3050	New Building	Good	HVAC System, Ductwork, Medium Density	27,000 SF	25	10383661
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, 5 HP [4]	1	16	10383722
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, No dataplate [14]	1	7	10383730
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 100 CFM [EFADD1]	1	15	10383802
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, No dataplate [17]	1	4	10383817
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, No dataplate [11]	1	4	10383834
D3060	Roof	Good	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, No dataplate [EFADD3]	1	20	10383747
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, No dataplate [9]	1	4	10383669
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, No dataplate [20]	1	4	10383742
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 300 CFM [EFADD2]	1	15	10383829
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, No dataplate [13]	1	4	10383718
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [3]	1	4	10383758
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, No dataplate [21]	1	4	10383748
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, No dataplate [15]	1	4	10383695
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, No dataplate [22]	1	4	10383813
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, No dataplate [16]	1	4	10383768
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 150 CFM [24]	1	16	10383703
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, No dataplate [4]	1	4	10383690
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, No dataplate [18]	1	4	10383708

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, 1150 CFM [23]	1	11	10383676
<b>Fire Protection</b>						
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 3 IN, 3 IN [BP1]	1	25	10383697
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	77,500 SF	3	10383764
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 4 IN, 4 IN	1	25	10383772
<b>Electrical</b>						
D5010	Generator Enclosure	Fair	Generator, Gas or Gasoline, 85 to 100 KW, 100 KW	1	16	10383795
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP, No dataplate	1	14	10383804
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 500 KVA, 500 KVA	1	4	10383713
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1600 AMP, 1600 AMP	1	3	10383789
D5020	Electrical Room 111	Good	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	25	10383807
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP, 2000 AMP	1	3	10383816
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	25	10383766
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	4	10383714
D5020	Electrical Room 111	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	25	10383769
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	4	10383684
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP, 2000 AMP	1	3	10383835
D5020	New Building	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	27,000 SF	35	10383770
D5020	Existing Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	77,500 SF	3	10383777
D5020	Electrical Room 111	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	25	10383721
D5020	Electrical Room 111	Good	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	25	10383664
D5020	Electrical Room 111	Good	Distribution Panel, 277/480 V, 400 AMP, 400 AMP	1	25	10383757
D5030	Pump Room - 101	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, 5 HP	1	15	10383805
D5030	Pump Room - 101	Good	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, 5 HP	1	15	10383715
D5030	Cooling Tower	Good	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, No dataplate [CTVFD]	1	15	10383735

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	102,111 SF	5	10383791
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	25	4	10383687
D5040	Auditorium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	200 SF	10	10383806
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	102,111 SF	15	10383685
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	17	7	10383823
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	3,000 SF	8	10383821
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	77,500 SF	15	10383746
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	102,111 SF	10	10383712
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	7	10383678
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	102,111 SF	15	10383759
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	102,111 SF	3	10383692
<b>Equipment &amp; Furnishings</b>						
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	10383811
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	16	10383691
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10383744
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	16	10383729
E1030	Commercial Kitchen	Good	Foodservice Equipment, Freezer, 2-Door Reach-In	1	14	10383737
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	10383828
E1030	Commercial Kitchen	Good	Foodservice Equipment, Sink, 3-Bowl	1	21	10383794
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10383736
E1030	Roof	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	10383825
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	10383832
E1030	Commercial Kitchen	Excellent	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	16	10383716
E1030	Trash Compactor	Fair	Foodservice Equipment, Trash Compactor, 600 LB, No dataplate	1	3	10383734

**Component Condition Report | S. Christa McAuliffe Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10383733
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	7	7	10383700
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	3,000 SF	9	10383753
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	3	10383827
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	280 LF	4	10383754
E2010	Library	Fair	Casework, Cabinetry, Standard	140 LF	7	10383760
E2010	Classrooms - Existing Building	Fair	Window Treatments, Operable Blinds, Fire-Resistant	6,300 SF	3	10383820
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	1,000 LF	4	10383808
<b>Accessibility</b>						
Y1030	Existing Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	48	1	10383681
Y1060	Break Room	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	1	10383745

**Component Condition Report | S. Christa McAuliffe Elementary School / Site**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
B1080	Building exterior	Good	Stairs, Concrete, Exterior	3,400 SF	45	10383853
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	2,400 LF	13	10383850
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	72,000 SF	3	10383838
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	72,000 SF	9	10383851
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	14,000 SF	13	10383857
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	14	10383843
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth	5,000 SF	4	10383860
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	7	10383846
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000 SF	19	10383861

**Component Condition Report | S. Christa McAuliffe Elementary School / Site**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	4	10383847
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	14	10383849
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	4	10383837
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	14	10383839
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	13	10383858
<b>Sitework</b>						
G2060	Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,000 SF	13	10383855
G2060	Site	Good	Picnic Table, Metal Powder-Coated	5	16	10383854
G2060	Site	Good	Signage, Property, Pylon Robust/Electronic Programmable	1	15	10383862
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	450 LF	45	10383863
G2060	Site	Good	Retaining Wall, Brick/Stone	8,000 SF	35	10383856
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	1,300 LF	32	10383842
G2060	Site	Fair	Park Bench, Metal Powder-Coated	6	11	10383841
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	400 LF	33	10383845
G2060	Site	Good	Bike Rack, Fixed Single Loop	14	16	10383852
G2060	Site	Fair	Flagpole, Metal	1	9	10383840
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W	12	9	10383848

**Component Condition Report | S. Christa McAuliffe Elementary School**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Roofing</b>						
B3010	Roof - New Building	Good	Roofing, Modified Bitumen	14,200 SF	15	10513124
<b>Accessibility</b>						
Y1050	Restrooms - Existing Building	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	4	1	10512876

## Appendix F: Replacement Reserves

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Replacement Reserves Report



5/13/2026

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	
S. Christa McAuliffe Elementary School	\$0	\$3,296	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$221,231	\$0	\$0	\$0	\$0	\$0	\$0	\$224,527
S. Christa McAuliffe Elementary School / Main Building	\$0	\$30,282	\$16,550	\$3,424,572	\$1,311,499	\$503,127	\$151,251	\$1,736,828	\$118,570	\$76,903	\$1,043,769	\$181,888	\$66,155	\$107,203	\$422,391	\$2,262,629	\$476,116	\$70,577	\$1,047,469	\$19,990	\$500,799	\$0	\$13,568,567
S. Christa McAuliffe Elementary School / Site	\$0	\$0	\$0	\$35,404	\$40,237	\$0	\$0	\$43,046	\$41,043	\$419,680	\$0	\$5,814	\$0	\$419,120	\$123,654	\$38,949	\$12,356	\$0	\$55,159	\$121,430	\$0	\$0	\$1,355,893
<b>Grand Total</b>	<b>\$0</b>	<b>\$33,578</b>	<b>\$16,550</b>	<b>\$3,459,976</b>	<b>\$1,351,736</b>	<b>\$503,127</b>	<b>\$151,251</b>	<b>\$1,779,873</b>	<b>\$159,613</b>	<b>\$496,584</b>	<b>\$1,043,769</b>	<b>\$187,702</b>	<b>\$66,155</b>	<b>\$526,322</b>	<b>\$546,045</b>	<b>\$2,522,809</b>	<b>\$488,473</b>	<b>\$70,577</b>	<b>\$1,102,628</b>	<b>\$141,420</b>	<b>\$500,799</b>	<b>\$0</b>	<b>\$15,148,987</b>

S. Christa McAuliffe 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								
B3010	Roof - New Building	10513124	Roofing, Modified Bitumen, Replace	20	5	15	14200	SF	\$10.00	\$142,000																					\$142,000									
Y1050	Restrooms - Existing Building	10512876	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0	-1	1	4	EA	\$800.00	\$3,200		\$3,200																			\$3,200									
<b>Totals, Unescalated</b>											<b>\$0</b>	<b>\$3,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$145,200</b>			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											<b>\$0</b>	<b>\$3,296</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$224,527</b>

S. Christa McAuliffe Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Interior Stairs	10383767	Stair Treads, Raised Rubber Tile, Replace	18	5	13	360	SF	\$10.00	\$3,600																					\$3,600	
B2010	Building Exterior	10383784	Exterior Walls, Metal Siding, Replace	40	37	3	8000	SF	\$11.00	\$88,000							\$88,000															\$88,000
B2010	Building Exterior - Exterior Building	10383778	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	25000	SF	\$1.86	\$46,500											\$46,500											\$46,500
B2010	Building Exterior - New Building	10383686	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	5	15	18000	SF	\$1.86	\$33,480																						\$33,480
B2020	Building Exterior - Existing Building	10383672	Glazing, any type by SF, Replace	30	23	7	7400	SF	\$55.00	\$407,000																						\$407,000
B2050	Building Exterior - Existing Building	10383677	Exterior Door, Steel, Commercial, Replace	40	37	3	30	EA	\$4,060.00	\$121,800							\$121,800															\$121,800
B3010	Roof	10383773	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	25	5	11700	SF	\$5.50	\$64,350											\$64,350											\$64,350
B3010	Roof	10383740	Roofing, Single-Ply Membrane, EPDM, Replace	20	14	6	9600	SF	\$11.00	\$105,600											\$105,600											\$105,600
B3010	Roof	10383731	Roofing, Built-Up, Replace	25	18	7	61000	SF	\$14.00	\$854,000																						\$854,000
B3020	Roof	10383666	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	800	LF	\$9.00	\$7,200																						\$7,200
B3060	Roof	10383781	Roof Skylight, per SF of glazing, Replace	30	25	5	5100	SF	\$50.00	\$255,000											\$255,000											\$255,000
C1020	Building interior	10383799	Interior Glazing, any type by SF, Replace	40	37	3	1900	SF	\$41.60	\$79,040							\$79,040															\$79,040
C1030	Existing Building	10383660	Interior Door, Steel, Standard, Replace	40	37	3	17	EA	\$600.00	\$10,200							\$10,200															\$10,200
C1030	Existing Building	10383787	Interior Door, Wood, Solid-Core Commercial, Replace	40	30	10	83	EA	\$700.00	\$58,100																						\$58,100
C1070	Building interior	10383810	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	64000	SF	\$3.50	\$224,000																						\$224,000
C1090	Restrooms	10383704	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	12	EA	\$750.00	\$9,000																						\$9,000
C1090	Hallways & Common Areas	10383782	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	5	15	500	LF	\$500.00	\$250,000																						\$250,000
C2010	Commercial Kitchen	10383751	Wall Finishes, Quarry Tile, Replace	50	40	10	1800	SF	\$26.00	\$46,800																						\$46,800
C2010	Restrooms - Existing Building	10383783	Wall Finishes, Ceramic Tile, Replace	40	28	12	2400	SF	\$18.00	\$43,200																						\$43,200
C2010	Gymnasium	10383776	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	6	9	800	SF	\$16.80	\$13,440																						\$13,440
C2010	Throughout	10383689	Wall Finishes, any surface, Prep & Paint	10	6	4	153500	SF	\$1.50	\$230,250											\$230,250											\$230,250
C2030	Restrooms - Existing Building	10383788	Flooring, Ceramic Tile, Replace	40	37	3	2200	SF	\$18.00	\$39,600																						\$39,600
C2030	Commercial Kitchen	10383663	Flooring, Quarry Tile, Replace	50	37	13	1200	SF	\$26.00	\$31,200																						\$31,200
C2030	Throughout - Existing Building	10383786	Flooring, Vinyl Tile (VCT), Replace	15	12	3	63000	SF	\$5.00	\$315,000																						\$315,000
C2030	Throughout - New Building	10383727	Flooring, Vinyl Tile (VCT), Replace	15	5	10	25000	SF	\$5.00	\$125,000																						\$125,000
C2030	Throughout Building	10383694	Flooring, Carpet, Commercial Standard, Replace	10	2	8	6000	SF	\$7.50	\$45,000																						\$45,000
C2030	Gymnasium	10383670	Flooring, Wood, Sports, Refinish	10	7	3	6200	SF	\$5.00	\$31,000																						\$31,000
C2050	Gymnasium	10383674	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	6400	SF	\$2.50	\$16,000																						\$16,000
C2050	Throughout Building	10383702	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	7200	SF	\$2.00	\$14,400																						\$14,400
D1010	Elevator Shafts/Utility	10383826	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	\$9,000.00	\$9,000																						\$9,000
D2010	Pump Room - 101	10383831	Water Heater, Electric, Commercial ( 12 kW), 30 to 80 GAL, Replace	20	5	15	1	EA	\$12,400.00	\$12,400																						\$12,400
D2010	Mechanical Room	10383710	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	3	17	1	EA	\$16,600.00	\$16,600																						\$16,600
D2010	Pump Room - 101	10383796	Pump Station, Duplex Mounted, 5 HP, Replace	25	5	20	1	EA	\$19,400.00	\$19,400																						\$19,400
D2010	Throughout Building	10383822	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	37	3	77500	SF	\$5.00	\$387,500																						\$387,500
D2010	Mechanical Room	10383792	Backflow Preventer, Domestic Water, 2 IN, Replace	30	18	12	1	EA	\$3,200.00	\$3,200																						\$3,200
D2010	Restrooms	10383793	Urinal, Standard, Replace	30	26	4	5	EA	\$1,100.00	\$5,500																						\$5,500
D2010	Restrooms	10383693	Toilet, Commercial Water Closet, Replace	30	26	4	18	EA	\$1,300.00	\$23,400																						

Replacement Reserves Report



5/13/2026

Unifomat 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
D2010	Utility room	10383814	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	9	EA	\$1,400.00	\$12,600								\$12,600													\$12,600	
D2010	Throughout	10383726	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	22	8	35	EA	\$1,200.00	\$42,000									\$42,000												\$42,000	
D2020	Pump Room - 101	10383688	Pump, Sewage Ejector, Duplex, 1 HP, Replace	25	5	20	1	EA	\$7,880.00	\$7,880																				\$7,880	\$7,880	
D2030	Pump Room - 101	10383762	Pump, Sump, 20 HP, Replace	25	5	20	1	EA	\$13,400.00	\$13,400																				\$13,400	\$13,400	
D2060	Mechanical Room	10383659	Air Compressor, Tank-Style, 2 HP, Replace	20	14	6	1	EA	\$7,270.00	\$7,270							\$7,270														\$7,270	
D3020	Mower Storage	10383724	Unit Heater, Hydronic, 37 to 85 MBH, Replace	20	12	8	1	EA	\$2,100.00	\$2,100									\$2,100												\$2,100	
D3020	Pump Room - 101	10383763	Unit Heater, Electric, 1 to 5 KW, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																\$1,800					\$1,800	
D3020	213	10383655	Unit Heater, Electric, 1 to 5 KW, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																\$1,800					\$1,800	
D3030	Roof	10383738	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, Replace	25	9	16	1	EA	\$46,700.00	\$46,700																	\$46,700				\$46,700	
D3030	Mechanical Room	10383675	Chiller, Water-Cooled, 101 to 150 TON, Replace	25	9	16	1	EA	\$150,000.00	\$150,000																\$150,000					\$150,000	
D3030	Classrooms General	10383833	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	16	4	41	EA	\$9,000.00	\$369,000					\$369,000																\$369,000	
D3030	Roof	10383658	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000										\$44,000	
D3030	Roof	10383717	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000										\$44,000	
D3030	Roof	10383815	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000										\$44,000	
D3030	Roof	10383800	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	5	10	1	EA	\$55,000.00	\$55,000											\$55,000										\$55,000	
D3030	New Building	10383657	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	5	10	18	EA	\$4,830.00	\$86,940											\$86,940										\$86,940	
D3030	Roof	10383711	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	5	10	1	EA	\$4,800.00	\$4,800											\$4,800										\$4,800	
D3030	Roof	10383679	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	5	10	1	EA	\$4,800.00	\$4,800											\$4,800										\$4,800	
D3030	Roof	10383798	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000										\$44,000	
D3030	Mechanical Room	10383728	Chilled Water, Chemical Feed Dosing System, Replace	15	8	7	1	EA	\$5,000.00	\$5,000									\$5,000												\$5,000	
D3050	Mechanical Room	10383682	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100														\$5,100	
D3050	Mechanical Room	10383699	Pump, Distribution, HVAC Heating Water, 1 to 3 HP, Replace	15	9	6	1	EA	\$5,100.00	\$5,100							\$5,100														\$5,100	
D3050	Mechanical Room	10383803	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Replace	25	16	9	1	EA	\$6,500.00	\$6,500										\$6,500											\$6,500	
D3050	Mechanical Room	10383719	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, Replace	25	9	16	1	EA	\$6,100.00	\$6,100																\$6,100					\$6,100	
D3050	Mechanical Room	10383722	Pump, Distribution, HVAC Heating Water, 4 to 5 HP, Replace	25	9	16	1	EA	\$6,100.00	\$6,100																\$6,100					\$6,100	
D3050	Mechanical Room	10383668	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP, Replace	25	9	16	1	EA	\$6,800.00	\$6,800																\$6,800					\$6,800	
D3050	Mechanical Room	10383665	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP, Replace	25	6	19	1	EA	\$6,800.00	\$6,800																			\$6,800		\$6,800	
D3050	Roof	10383680	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	9	11	1	EA	\$45,000.00	\$45,000											\$45,000										\$45,000	
D3050	Roof	10383830	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	9	11	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Roof	10383743	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	9	11	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Roof	10383785	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	9	11	1	EA	\$11,000.00	\$11,000											\$11,000										\$11,000	
D3050	Roof	10383774	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	9	11	1	EA	\$25,000.00	\$25,000											\$25,000										\$25,000	
D3050	Roof	10383818	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	9	11	1	EA	\$9,000.00	\$9,000											\$9,000										\$9,000	
D3050	Roof	10383707	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	9	11	1	EA	\$9,000.00	\$9,000											\$9,000										\$9,000	
D3050	Roof	10383720	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	6	14	1	EA	\$26,400.00	\$26,400															\$26,400						\$26,400	
D3050	Roof	10383698	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000					\$30,000	
D3050	Roof	10383765	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, Replace	20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000					\$30,000	
D3060	Roof	10383690	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D3060	Roof	10383708	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3060	Roof	10383718	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
D3060	Roof	10383758	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3060	Roof	10383748	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
D3060	Roof	10383695	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3060	Roof	10383813	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
D3060	Roof	10383669	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	16	4	1	EA	\$4,000.00	\$4,000					\$4,000																	\$4,000
D3060	Roof	10383742	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	16	4	1	EA	\$4,000.00	\$4,000					\$4,000																	\$4,000
D3060	Roof	10383817	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																	\$3,000
D3060	Roof	10383834	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	16	4	1	EA	\$2,400.00	\$2,400					\$2,400																	\$2,400
D3060	Roof	10383768	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																	\$1,400
D3060	Roof	10383730	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	1	EA	\$2,400.00	\$2,400							\$2,400														\$2,400	
D3060	Roof	10383676	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	9	11	1	EA	\$2,400.00	\$2,400											\$2,400										\$2,400	
D3060	Roof	103838																														



Replacement Reserves Report



5/13/2026

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate									
G2020	Site	10383851		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	72000	SF	\$3.50	\$252,000									\$252,000														\$252,000								
G2020	Site	10383850		Parking Lots, Curb & Gutter, Concrete, Replace	50	37	13	2400	LF	\$30.00	\$72,000														\$72,000									\$72,000								
G2030	Site	10383857		Sidewalk, Concrete, Large Areas, Replace	50	37	13	14000	SF	\$9.00	\$126,000														\$126,000									\$126,000								
G2050	Site	10383837		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	15000	SF	\$0.45	\$6,750				\$6,750						\$6,750					\$6,750				\$6,750			\$6,750									
G2050	Site	10383847		Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	21	4	4	EA	\$4,750.00	\$19,000				\$19,000																			\$19,000								
G2050	Site	10383843		Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	6	14	2	EA	\$5,000.00	\$10,000															\$10,000								\$10,000								
G2050	Site	10383861		Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	6	19	15000	SF	\$3.50	\$52,500																				\$52,500			\$52,500								
G2050	Site	10383860		Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth, Replace	5	1	4	5000	SF	\$2.00	\$10,000				\$10,000						\$10,000					\$10,000				\$10,000				\$10,000								
G2050	Site	10383846		Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	\$35,000.00	\$35,000								\$35,000																\$35,000							
G2050	Site	10383858		Play Structure, Multipurpose, Large, Replace	20	7	13	1	EA	\$35,000.00	\$35,000														\$35,000									\$35,000								
G2050	Site	10383839		Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$35,000.00	\$35,000														\$35,000									\$35,000								
G2050	Site	10383849		Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	\$20,000.00	\$20,000														\$20,000									\$20,000								
G2060	Site	10383841		Park Bench, Metal Powder-Coated, Replace	20	9	11	6	EA	\$700.00	\$4,200												\$4,200												\$4,200							
G2060	Site	10383855		Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU), Replace	50	37	13	1000	SF	\$20.00	\$20,000														\$20,000									\$20,000								
G2060	Site	10383852		Bike Rack, Fixed Single Loop, Replace	20	4	16	14	EA	\$300.00	\$4,200																	\$4,200						\$4,200								
G2060	Site	10383854		Picnic Table, Metal Powder-Coated, Replace	20	4	16	5	EA	\$700.00	\$3,500																\$3,500							\$3,500								
G2060	Site	10383840		Flagpole, Metal, Replace	30	21	9	1	EA	\$2,500.00	\$2,500									\$2,500														\$2,500								
G2060	Site	10383862		Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	5	15	1	EA	\$25,000.00	\$25,000															\$25,000								\$25,000								
G4050	Site	10383848		Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 300 W, Replace	20	11	9	12	EA	\$4,200.00	\$50,400										\$50,400													\$50,400								
<b>Totals, Unescalated</b>												\$0	\$0	\$0	\$32,400	\$35,750	\$0	\$0	\$35,000	\$32,400	\$321,650	\$0	\$4,200	\$0	\$285,400	\$81,750	\$25,000	\$7,700	\$0	\$32,400	\$69,250	\$0									\$962,900	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$0	\$0	\$35,404	\$40,237	\$0	\$0	\$43,046	\$41,043	\$419,680	\$0	\$5,814	\$0	\$419,120	\$123,654	\$38,949	\$12,356	\$0	\$55,159	\$121,430	\$0										\$1,355,893

\* Markup has been included in unit costs.

## Appendix G: Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	10383749	D1010	<b>Passenger Elevator</b>	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	3500 LB	S. Christa McAuliffe Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10383705	D2010	<b>Storage Tank</b>	Domestic Water, 80 to 150 GAL	132 GAL	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	Wessels	L500	305982	2019		
2	10383796	D2010	<b>Pump Station</b>	Duplex Mounted, 5 HP		S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	VC Systems and Controls	30BFQCZJE185672	VC195861	2019		
3	10383710	D2010	<b>Water Heater</b>	Gas, Commercial (200 MBH), 100 to 199 GAL	100 GAL	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	State	SUF100199NE300	2112123628712	2021		
4	10383831	D2010	<b>Water Heater [DWH1]</b>	Electric, Commercial (12 kW), 30 to 80 GAL	50 GAL	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	A.O. Smith	DVE52A100	1920114939916	2019		
5	10383792	D2010	<b>Backflow Preventer</b>	Domestic Water, 2 IN	1.25 IN	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Watts	NA	43748			
6	10383688	D2020	<b>Pump</b>	Sewage Ejector, Duplex, 1 HP	2 HP	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	AMES/MESSCO	C4N3RDC1CST	102330219	2019		
7	10383762	D2030	<b>Pump</b>	Sump, 20 HP	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	No dataplate	No dataplate	No dataplate	2019		
8	10383659	D2060	<b>Air Compressor</b>	Tank-Style, 2 HP	2 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Quincy	325QRB	QU1010060019	2010		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10383671	D3020	<b>Boiler</b> [Boiler1]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Fulton	EDR2000	119311	2015		
2	10383723	D3020	<b>Boiler</b> [Boiler2]	Gas, HVAC, 1001 to 2000 MBH	2000 MBH	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Fulton	EDR2000	119320	2015		
3	10383763	D3020	<b>Unit Heater</b>	Electric, 1 to 5 KW	Inaccessible	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	Inaccessible	Inaccessible	Inaccessible	2019		
4	10383724	D3020	<b>Unit Heater</b>	Hydronic, 37 to 85 MBH	Inaccessible	S. Christa McAuliffe Elementary School / Main Building	Mower Storage	Inaccessible	Inaccessible	Inaccessible			
5	10383655	D3020	<b>Unit Heater</b> [PUHADD2]	Electric, 1 to 5 KW	Inaccessible	S. Christa McAuliffe Elementary School / Main Building	213	QMark	Inaccessible	Inaccessible	2019		
6	10383673	D3020	<b>Boiler Supplemental Components</b> [ET1]	Expansion Tank, 251 to 400 GAL	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2015		
7	10383662	D3020	<b>Boiler Supplemental Components</b> [ET2]	Expansion Tank, 251 to 400 GAL	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2015		
8	10383675	D3030	<b>Chiller</b> [Chiller2]	Water-Cooled, 101 to 150 TON	115 TON	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Daikin	WGZ115DW27ER10	STNU150500087	2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10383738	D3030	<b>Cooling Tower</b>	(Typical) Open Circuit , 101 to 200 TON	159 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	EVAPCO	UT1928L	15723238	2015		
10	10383657	D3030	<b>Fan Coil Cassette</b>	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		S. Christa McAuliffe Elementary School / Main Building	New Building				2019		18
11	10383798	D3030	<b>Heat Pump</b>	Variable Refrigerant Volume (VRV)	8 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	REYQ96TAYDU	1903081537	2019		
12	10383815	D3030	<b>Heat Pump</b>	Variable Refrigerant Volume (VRV), 10 TON	10 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	REYQ120TAYDU	1903169066	2019		
13	10383717	D3030	<b>Heat Pump</b>	Variable Refrigerant Volume (VRV), 10 TON	10 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	REYQ120TAYDU	1903169075	2019		
14	10383800	D3030	<b>Heat Pump [ACCUVRT1]</b>	Variable Refrigerant Volume (VRV), 15 TON	12 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	REYQ144TAYDU	1903185006	2019		
15	10383658	D3030	<b>Heat Pump [ACCUVRT2]</b>	Variable Refrigerant Volume (VRV), 10 TON	10 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	REYQ120TAYDU	1903169048	2019		
16	10383679	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	RK18NMVJU	G009243	2019		
17	10383711	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Mitsubishi	PUZA18NKA7	99U14323D	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10383833	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton, 751 to 1250 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Classrooms General	Daikin	No dataplate	No dataplate			41
19	10383728	D3030	<b>Chilled Water</b>	Chemical Feed Dosing System		S. Christa McAuliffe Elementary School / Main Building	Mechanical Room						
20	10383803	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	7.5 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Bell & Gossett	10408393	1BF085	2008		
21	10383668	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP	10 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Bell & Gossett	10403399	1BF185	2015		
22	10383665	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP	10 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Bell & Gossett	10403392	1BF185	2018		
23	10383699	D3050	<b>Pump</b>	Distribution, HVAC Heating Water, 1 to 3 HP	3 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Armstrong Air	4X4X104380	778743	2015		
24	10383722	D3050	<b>Pump [4]</b>	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Bell & Gossett	Illegible	Illegible	2015		
25	10383719	D3050	<b>Pump [5]</b>	Distribution, HVAC Heating Water, 4 to 5 HP	5 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Bell & Gossett	Illegible	Illegible	2015		
26	10383682	D3050	<b>Pump [P6]</b>	Distribution, HVAC Heating Water, 1 to 3 HP	3 HP	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Armstrong Air	4X4X104380	7787447	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10383720	D3050	<b>Air Handler</b>	Exterior AHU, 2401 to 4000 CFM	3000 CFM	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	OAH006GHGC	FBOU180701061	2018		
28	10383765	D3050	<b>Packaged Unit [DOASADD1]</b>	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	AAON	RN01530E60E14A	201810ANEL17812	2019		
29	10383698	D3050	<b>Packaged Unit [DOASADD2]</b>	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	AAON	RN01530E60915A	201810ANEL17813	2019		
30	10383818	D3050	<b>Packaged Unit [RTU1]</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS004AHHW4DW4	FBOU150600561	2015		
31	10383680	D3050	<b>Packaged Unit [RTU2]</b>	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	AAON	RN02530E60EEJN	201505BNWR04556	2015		
32	10383830	D3050	<b>Packaged Unit [RTU3]</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS007AHHW4DW3	FBOU150600560	2015		
33	10383785	D3050	<b>Packaged Unit [RTU4]</b>	RTU, Pad or Roof-Mounted, 5 TON	5 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS005AHHW4DW4	FBOU15060059	2015		
34	10383743	D3050	<b>Packaged Unit [RTU5]</b>	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS007AHHW4DW3	FBOU150600572	2015		
35	10383774	D3050	<b>Packaged Unit [RTU6]</b>	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	12 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS012AHHW4DW4	FBOU150600580	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10383707	D3050	<b>Packaged Unit [RTU7]</b>	RTU, Pad or Roof-Mounted, 4 TON	4 TON	S. Christa McAuliffe Elementary School / Main Building	Roof	Daikin	DPS004AHHY4DW4	FBOU150600596	2015		
37	10383834	D3060	<b>Exhaust Fan [11]</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
38	10383718	D3060	<b>Exhaust Fan [13]</b>	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
39	10383730	D3060	<b>Exhaust Fan [14]</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
40	10383695	D3060	<b>Exhaust Fan [15]</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	10383768	D3060	<b>Exhaust Fan [16]</b>	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
42	10383817	D3060	<b>Exhaust Fan [17]</b>	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
43	10383708	D3060	<b>Exhaust Fan [18]</b>	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	10383742	D3060	<b>Exhaust Fan [20]</b>	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10383748	D3060	<b>Exhaust Fan</b> [21]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
46	10383813	D3060	<b>Exhaust Fan</b> [22]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
47	10383676	D3060	<b>Exhaust Fan</b> [23]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1150 CFM	S. Christa McAuliffe Elementary School / Main Building	Roof	Loren Cook	Illegible	Illegible	2015		
48	10383703	D3060	<b>Exhaust Fan</b> [24]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 CFM	S. Christa McAuliffe Elementary School / Main Building	Roof	Loren Cook	90ACEH90C17DEC	14318077701	2020		
49	10383758	D3060	<b>Exhaust Fan</b> [3]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
50	10383690	D3060	<b>Exhaust Fan</b> [4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
51	10383669	D3060	<b>Exhaust Fan</b> [9]	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
52	10383802	D3060	<b>Exhaust Fan</b> [EFADD1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	100 CFM	S. Christa McAuliffe Elementary School / Main Building	Roof	Greenheck	G097BX	1583581519D	2019		
53	10383829	D3060	<b>Exhaust Fan</b> [EFADD2]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	300 CFM	S. Christa McAuliffe Elementary School / Main Building	Roof	Greenheck	G080DX	1583581619D	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
54	10383747	D3060	<b>Fan</b> [EFADD3]	Centrifugal, 24" Diameter, 2001 to 5000 CFM	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10383772	D4010	<b>Backflow Preventer</b>	Fire Suppression, 4 IN	4 IN	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Watts	Illegible	Illegible	2019		
2	10383697	D4010	<b>Backflow Preventer</b> [BP1]	Fire Suppression, 3 IN	3 IN	S. Christa McAuliffe Elementary School / Main Building	Mechanical Room	Watts	757DC	TD1606	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10383795	D5010	<b>Generator</b>	Gas or Gasoline, 85 to 100 KW	100 KW	S. Christa McAuliffe Elementary School / Main Building	Generator Enclosure	Kohler	100REZGO	SGM32FCHW	2015		
2	10383804	D5010	<b>Automatic Transfer Switch</b>	ATS, 100 AMP	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Kohler	No dataplate	No dataplate			
3	10383713	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 500 KVA	500 KVA	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	500T68HF	189688			
4	10383766	D5020	<b>Secondary Transformer</b>	Dry, Stepdown, 75 KVA	75 KVA	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Eaton	V75DC003	J18J1771032	2019		
5	10383789	D5020	<b>Switchboard</b>	120/208 V, 1600 AMP	1600 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	441089001	NA	1987		
6	10383816	D5020	<b>Switchboard</b>	277/480 V, 2000 AMP	2000 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	B44108902	NA	1987		
7	10383835	D5020	<b>Switchboard</b>	277/480 V, 2000 AMP	2000 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	441089002	NA	1987		
8	10383769	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	400 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room 111	Eaton	PRL1A	NA	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10383721	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	400 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room 111	Eaton	PRL1A	NA	2019		
10	10383664	D5020	<b>Distribution Panel</b>	120/208 V, 400 AMP	400 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room 111	Eaton	PRL1A	NA	2019		
11	10383757	D5020	<b>Distribution Panel</b>	277/480 V, 400 AMP	400 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room 111	Eaton	PRL2A	NA	2019		
12	10383807	D5020	<b>Distribution Panel</b>	277/480 V, 800 AMP	800 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room 111	Eaton	PRL4B	NA	2019		
13	10383714	D5020	<b>Distribution Panel</b>	277/480 V, 800 AMP	800 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	441089010	NA			
14	10383684	D5020	<b>Distribution Panel</b>	277/480 V, 800 AMP	800 AMP	S. Christa McAuliffe Elementary School / Main Building	Electrical Room	Square D	441089010	NA			
15	10383805	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor, 5 HP	5 HP	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	ABB	NA	2190400030	2019		
16	10383715	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor, 5 HP	5 HP	S. Christa McAuliffe Elementary School / Main Building	Pump Room - 101	ABB	Inaccessible	2191504451	2019		
17	10383735	D5030	<b>Variable Frequency Drive [CTVFD]</b>	VFD, by HP of Motor, 75 HP	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Cooling Tower	Danfoss	174G4147	194904Y215	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10383687	D5040	<b>High Intensity Discharge (HID) Fixtures</b>	Metal Halide, Gymnasium Lighting, 400 W		S. Christa McAuliffe Elementary School / Main Building	Gymnasium						25

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10383678	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		S. Christa McAuliffe Elementary School / Main Building	Office				2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10383736	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Garland	No dataplate	No dataplate			
2	10383744	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Continental	MC5SSS	15693832	2015		
3	10383733	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co.	TMC58SDSSS	14806835			
4	10383737	E1030	<b>Foodservice Equipment</b>	Freezer, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Traulsen	G22010	23L02025	2023		
5	10383811	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Colorpoint	K60CFT	E87C0838			
6	10383691	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Traulsen	G20010	25G00593	2025		
7	10383729	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Traulsen	G22010	25F03318	2025		
8	10383828	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co.	TS49F	8047047			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10383832	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Colorpoint	K74STMOD	E87D0839			
10	10383716	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen	Traulsen	G20010	25G00647	2025		
11	10383794	E1030	<b>Foodservice Equipment</b>	Sink, 3-Bowl		S. Christa McAuliffe Elementary School / Main Building	Commercial Kitchen						
12	10383734	E1030	<b>Foodservice Equipment</b>	Trash Compactor, 600 LB	No dataplate	S. Christa McAuliffe Elementary School / Main Building	Trash Compactor	No dataplate	No dataplate	No dataplate			
13	10383825	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		S. Christa McAuliffe Elementary School / Main Building	Roof	Heat Controller	1000118M	28502114475			
14	10383700	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		S. Christa McAuliffe Elementary School / Main Building	Throughout Building						7