



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Montgomery County Public Schools**

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Dr. Ronald E. McNair Elementary School  
13881 Hopkins Road  
Germantown, MD 20874

### **PREPARED BY:**

*Bureau Veritas*

*6021 University Boulevard, Suite 200*

*Ellicott City, MD 21043*

*800.733.0660*

*[www.bvna.com](http://www.bvna.com)*

### **BV CONTACT:**

*Bill Champion*

*Senior Program Manager*

*443.622.5067*

*[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)*

### **BV PROJECT #:**

*172559.25R000-077.354*

### **DATE OF REPORT:**

*April 13, 2026*

### **ON SITE DATE:**

*January 14-15, 2026*

**Bureau Veritas**

# TABLE OF CONTENTS

- 1. Executive Summary ..... 1**
  - Property Overview and Assessment Details ..... 1
  - Campus Findings and Deficiencies ..... 2
  - Facility Characteristic Survey ..... 4
  - Facility Condition Index (FCI) Depleted Value ..... 5
  - Immediate Needs..... 6
  - Key Findings ..... 7
  - Plan Types..... 13
- 2. Building Information ..... 14**
- 3. Site Summary ..... 18**
- 4. ADA Accessibility ..... 20**
- 5. Purpose and Scope ..... 22**
- 6. Opinions of Probable Costs ..... 24**
  - Methodology ..... 24
  - Definitions ..... 25
- 7. Certification ..... 26**
- 8. Appendices ..... 27**



# 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>	13881 Hopkins Road, Germantown, MD 20874
<b>Site Developed</b>	1990, 2023 addition renovation
<b>Outside Occupants / Leased Spaces</b>	Reported areas leased by outside organizations at various times
<b>Date(s) of Visit</b>	January 14 and 15, 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>
<b>On-site Point of Contact (POC)</b>	Sherry R. Moses, Principal, 240-740-6830 John Cooper, Building Service Manager Sub, 301-919-4488
<b>Assessment &amp; Report Prepared By</b>	Mark Chamberlain
<b>Reviewed By</b>	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a>
<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

The building was originally constructed in 1990, with an addition in 2023, and with periodic updates reported over the years. The property is used as an elementary school. The property is located to the north of Hopkins Road, with Steele Road to the east and Eternity Road to the west. The facility is reported to be consistently occupied and in use.

### Architectural

The building shows isolated evidence of deflection and movement. A structural study is recommended as detailed below under the building system summary. The exterior envelope systems and components were observed to be performing adequately; however, there are numerous areas that have missing or deteriorated sealant around the building exterior along the base of the building exterior walls/foundation. Additionally, the original windows have exceeded their EUL and show significant areas of wear, with some windows hard to open and close. Replacement of windows in the short term should be anticipated. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, there are some areas of cracked terrazzo flooring in the hallways on the 1st and 2nd floors with an isolated area of cracked quarry tile floor in commercial kitchen and included with the structural study. Typical lifecycle-based interior and exterior finish replacements are also budgeted and anticipated.

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

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The property underwent major HVAC upgrades in 2022-2023, including replacement rooftop packaged units, ductless split systems, boilers, VRV's, FCU's, and unit ventilators; however, complaints of inconsistent heating and cooling of various areas in the building were reported. Some of the heating/cooling systems piping were also replaced during the HVAC upgrades, but additional pipe replacements over the reserve term should be anticipated. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed. A domestic water pump station was installed during the addition in 2023.

The electrical systems and components were reported to provide generally adequate service. Based on the age of the original switchboards, panels, and transformers, replacement should be anticipated in the near term. Some electrical upgrades were completed during the addition, as well as in 2019, including installation of a new backup generator, automated transfer switches, panelboards, and transformers.

The elevator machinery and controls appear to be the originally installed system, and utilize outdated controls and equipment. Upgrades of the elevator system and equipment should be anticipated in the short term.

The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

## Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the ADA parking stalls and loading dock areas. The pedestrian walkways are concrete, with asphalt paved sidewalks providing access to the play areas. The site is illuminated by pole lights and building exterior wall lights. The school property is equipped with play areas, including asphalt paved basketball courts, playgrounds, and grass surfaced sports fields. Few site deficiencies were observed, including significant areas of spalling surface of newly installed concrete sidewalks by the building addition and at the ADA parking spaces. In addition, the site basketball hoop nets are torn/deteriorated and should be replaced and included as part of the property's routine maintenance program. Repairs of the site deficiencies are included as short term needs, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

Leaman Park, located west of the school property is not included.

## Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility, structural, and the mechanical systems.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.357438.

## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Exterior Walls in Poor condition.

Brick/Masonry/Stone, Clean & Seal  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School Building  
Exterior

Uniformat Code: B2010  
Recommendation: **Maintain in 2026**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,900

\$\$\$\$

A portion of the rear building exterior wall has significant areas of moss staining. - AssetCALC ID: 10219378



### Exterior Walls in Poor condition.

any type, Repairs per Man-Day  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School Loading  
Dock Area

Uniformat Code: B2010  
Recommendation: **Repair in 2026**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Areas of cracked brick/mortar joints at the exterior walls at the loading dock. - AssetCALC ID: 10219335



### Glazing in Poor condition.

any type by SF  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School Building  
Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2027**

Priority Score: **87.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$224,400

\$\$\$\$

Original windows have exceeded their EUL and show wear and poor operation. - AssetCALC ID: 10219295



### Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per Man-Day)  
Site Dr. Ronald E. McNair Elementary School  
Site General

Uniformat Code: G2030  
Recommendation: **Repair in 2026**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

\$\$\$\$

There are significant areas of spalling surface of newly installed concrete sidewalks by the building addition and at the ADA parking spaces. - AssetCALC ID: 10219283



### Parking Lots in Poor condition.

Pavement, Concrete  
Site Dr. Ronald E. McNair Elementary School  
Site ADA Parking Areas

Uniformat Code: G2020  
Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

There are significant areas of spalling surface of newly installed concrete sidewalks by the building addition and at the ADA parking spaces. - AssetCALC ID: 10219202



### Foodservice Equipment in Failed condition.

Dairy Cooler/Wells  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Commercial Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

Reportedly the cooler unit is not functional and should be replaced. - AssetCALC ID: 10219394



**Recommended Follow-up Study:  
Structural, Superstructure**

Structural, Superstructure  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School Structural  
Study

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

Priority Score: **81.9**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$10,000  
**\$\$\$\$**

There is isolated evidence of deflection and movement reported and observed, as there are areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors, as well as an isolated area of cracked quarry tile floor in commercial kitchen. In addition, there are numerous areas that have missing or deteriorated sealant around the building exterior along the base of the building exterior walls/foundation. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. The cost of this study is included in the cost tables. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included. - AssetCALC ID: 10233244



**Foodservice Equipment in Poor  
condition.**

Convection Oven, Double  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Commercial Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$8,300  
**\$\$\$\$**

Reportedly the oven does not properly warm or get hot and should be replaced. - AssetCALC ID: 10219327



**Flooring in Poor condition.**

Quarry Tile  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Commercial Kitchen

Uniformat Code: C2030  
Recommendation: **Repair in 2026**

Priority Score: **81.9**  
Plan Type:  
Performance/Integrity  
Cost Estimate: \$500  
**\$\$\$\$**

There is an isolated area of cracked quarry tile floor in commercial kitchen. - AssetCALC ID: 10219359



**Caulking in Poor condition.**

Cold Joints, 1/2" to 1"  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School Building  
 Exterior

Uniformat Code: B2010  
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

There are numerous areas that are either missing caulking or have deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. - AssetCALC ID: 10219432



**Flooring in Poor condition.**

Terrazzo  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School Hallways  
 & Common Areas

Uniformat Code: C2030  
 Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$7,500

\$\$\$\$

There are areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors of the building. - AssetCALC ID: 10219356



**Flooring in Poor condition.**

any surface, w/ Paint or Sealant  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School  
 Mechanical and Electrical Rooms

Uniformat Code: C2030  
 Recommendation: **Prep & Paint in 2026**

Priority Score: **81.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Deteriorated painted finishes in the mechanical and electrical rooms. - AssetCALC ID: 10219293



**ADA Entrances & Doors**

Hardware, Lever Handle  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School  
 Throughout Building

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$10,500

\$\$\$\$

Interior doors replace knob handle hardware with lever handles. - AssetCALC ID: 10219227



### ADA Restrooms

Lavatory, Pipe Wraps/Insulation  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$300

\$\$\$\$

ADA restroom sinks have some missing pipe wraps - AssetCALC ID: 10219405



### ADA Restrooms

Grab Bars & Blocking, Height/Location  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$6,000

\$\$\$\$

ADA Restrooms - toilet partitions grab bars - AssetCALC ID: 10219215



### ADA Restrooms

Lavatory, Pipe Wraps/Insulation  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School Staff  
Lounge

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

\$\$\$\$

Staff Lounge Kitchen sink missing pipe wrap - AssetCALC ID: 10219386



### ADA Miscellaneous

Level III Study, Includes Measurements  
Dr. Ronald E. McNair Elementary School Dr.  
Ronald E. McNair Elementary School  
Throughout Building

Uniformat Code: Y1090  
Recommendation: **Evaluate/Report in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

\$\$\$\$

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 10219229



### ADA Restrooms

Toilet Partitions, Location/Clearance  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School  
 Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$3,200

\$\$\$\$

ADA Restrooms - toilet partitions clearance - AssetCALC ID: 10219248



### ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full  
 Reconfiguration  
 Dr. Ronald E. McNair Elementary School Dr.  
 Ronald E. McNair Elementary School Staff  
 Lounge

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

Staff Lounge Kitchen counter and sink ADA Maneuverability - AssetCALC ID: 10219380



### Playfield Surfaces

Rubber, Poured-in-Place  
 Site Dr. Ronald E. McNair Elementary School  
 Site Playground Areas

Uniformat Code: G2050  
 Recommendation: **Replace in 2029**

Priority Score: **55.7**

Plan Type:  
 Retrofit/Adaptation

Cost Estimate: \$135,200

\$\$\$\$

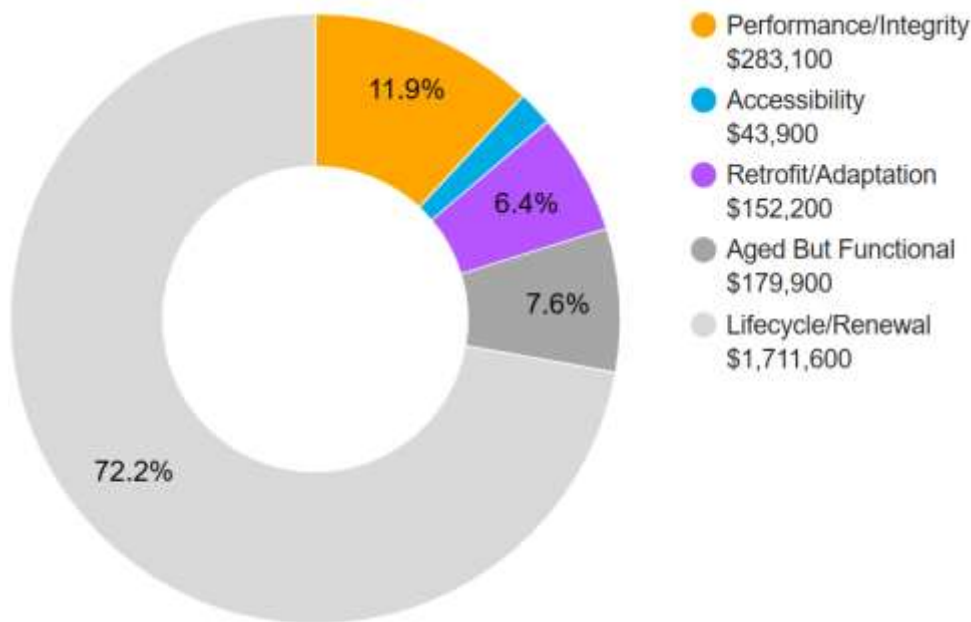
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended and included in the five-year plan. - AssetCALC ID: 10219362

## Plan Types

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

### Plan Type Descriptions & Distribution

<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: \$2,370,700



## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	13881 Hopkins Road, Germantown, MD 20874
<b>GPS Coordinates</b>	39.1699223, -77.2905048
<b>Constructed/Renovated</b>	1990 / 2023
<b>Building Area</b>	91,613 SF
<b>Number of Stories</b>	2 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/beams and concrete strip/wall footing foundation system Steel frame with concrete-topped metal decks over concrete pad column footings (addition)	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: CMU Tertiary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish Tertiary: Pyramid construction with asphalt shingles	Fair

## Main Building: Systems Summary

<b>Interiors</b>	<p>Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile</p> <p>Floors: Carpet, VCT, ceramic tile, quarry tile, terrazzo, sports wood floor, rubber tile, wood strip, coated concrete, painted concrete, unfinished concrete</p> <p>Ceilings: Painted gypsum board and ACT, unfinished/exposed</p>	Poor
<b>Elevators</b>	Passenger: 1 hydraulic car serving 2 floors	Fair
<b>Plumbing</b>	<p>Distribution: Copper supply and PVC waste &amp; venting</p> <p>Hot Water: Gas water heaters with integral tanks</p> <p>Fixtures: Toilets, urinals, and sinks in all restrooms</p>	Fair
<b>HVAC</b>	<p>Central System: Boilers and chiller feeding fan coils, unit ventilators, baseboard radiators, and cabinet terminal units</p> <p>Non-Central System: Packaged units, VRV heat pumps</p> <p>Supplemental components: Ductless split-systems, suspended unit heaters</p>	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	<p>Source &amp; Distribution: Main switchboard with copper wiring</p> <p>Interior Lighting: LED, linear fluorescent</p> <p>Exterior Building-Mounted Lighting: LED</p> <p>Emergency Power: Natural gas generator with automatic transfer switch</p>	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	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

## Main Building: Systems Summary

<p><b>Additional Studies</b></p>	<p>There is isolated evidence of deflection and movement reported and observed, as there are areas of cracked terrazzo flooring in the hallways on the 1st &amp; 2nd floors of the building, as well as an isolated area of cracked quarry tile floor in commercial kitchen. In addition, there are numerous areas that have missing or deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. The cost of this study is included in the cost tables. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included.</p> <p>There are reported inconsistencies with proper heating &amp; cooling various areas throughout the building, including in the media center and some classrooms. A professional engineer should be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing heating system equipment over the reserve term.</p>
<p><b>Areas Observed</b></p>	<p>Most of the interior spaces were observed to gain a clear understanding of the facility’s overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.</p>
<p><b>Key Spaces Not Observed</b></p>	<p>All key areas of the facility were accessible and observed.</p>



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	-	-	\$13,100	-	-	\$13,100
Facade	-	\$245,200	-	\$124,800	\$99,800	\$469,700
Roofing	-	-	-	\$3,900	\$1,293,000	\$1,296,900
Interiors	-	\$10,300	\$21,700	\$893,600	\$1,469,900	\$2,395,600
Conveying	-	-	\$88,500	-	-	\$88,500
Plumbing	-	-	-	\$9,800	\$513,000	\$522,800
HVAC	-	-	\$1,600	\$163,000	\$2,102,600	\$2,267,200
Fire Protection	-	-	-	-	\$177,000	\$177,000
Electrical	-	-	-	\$61,100	\$1,402,100	\$1,463,200
Fire Alarm & Electronic Systems	-	-	\$3,400	-	\$1,903,300	\$1,906,700
Equipment & Furnishings	-	\$12,200	\$19,300	\$409,600	\$459,600	\$900,800
Site Development	-	-	-	-	\$15,600	\$15,600
Follow-up Studies	-	\$10,300	-	-	-	\$10,300
Accessibility	-	\$43,900	-	-	-	\$43,900
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$321,800</b>	<b>\$147,600</b>	<b>\$1,665,900</b>	<b>\$9,435,900</b>	<b>\$11,571,200</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	10 acres (estimated)	
<b>Parking Spaces</b>	93 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs; asphalt walkways to playgrounds and sports courts	Poor
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link and brick/CMU wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, trash receptacles, bike racks	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and CMU retaining walls Low to moderate site slopes, with severe site slopes along south and east boundary, and north side of school	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Good

Site Information	
<b>Ancillary Structures</b>	None --
<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.

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	\$41,100	\$41,100
Facade	-	-	-	\$1,400	-	\$1,400
Site Development	-	-	\$164,300	\$17,000	\$312,600	\$493,900
Site Pavement	-	\$5,200	\$22,000	\$25,500	\$183,100	\$235,700
Site Utilities	-	-	-	-	\$37,900	\$37,900
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$5,200</b>	<b>\$186,300</b>	<b>\$43,800</b>	<b>\$574,700</b>	<b>\$810,000</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	1990 / 2023	No	No
School Building	1990 / 2023	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## 6. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 7. Certification

---

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dr. Ronald E. McNair Elementary School, 13881 Hopkins Road, Germantown, MD 20874, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

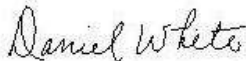
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Mark Chamberlain  
Project Assessor

**Reviewed by:**



---

Daniel White  
Technical Report Reviewer  
*for*  
Bill Champion  
Program Manager  
800.733.0660 x7296234  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)

## 8. Appendices

---

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

## Appendix A:

### Photographic Record

---

### Photographic Overview



1 - PROPERTY SIGNAGE



2 - PARKING AREA



3 - SIDEWALK



4 - SPORTS FIELD



5 - BASKETBALL COURTS



6 - PLAYGROUND



### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



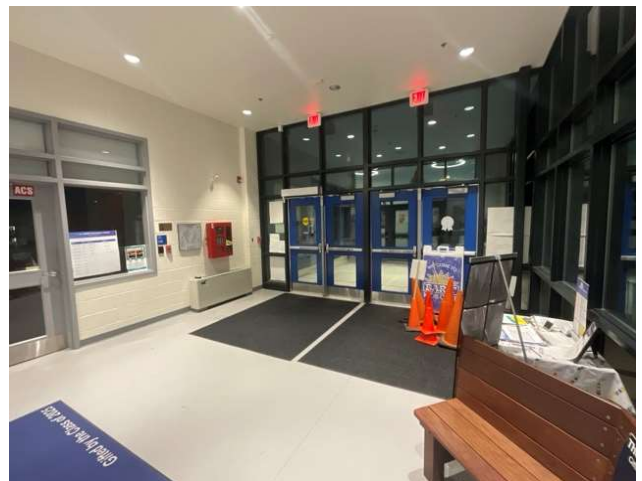
3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF



6 - VESTIBULE



### Photographic Overview



7 - LOBBY



8 - OFFICE AREA



9 - CONFERENCE ROOM



10 - HEALTH CENTER



11 - MEDIA CENTER



12 - GYMNASIUM



### Photographic Overview



13 - MULTI-PURPOSE ROOM



14 - COMMERCIAL KITCHEN



15 - STAFF LOUNGE



16 - TYPICAL HALLWAY



17 - TYPICAL CLASSROOM



18 - KINDERGARTEN CLASSROOM



### Photographic Overview



19 - ART CLASSROOM



20 - MUSIC



21 - ELEVATOR CAB



22 - ELEVATOR MACHINE ROOM



23 - MECHANICAL ROOM



24 - WATER HEATER



### Photographic Overview



25 - DOMESTIC WATER PUMP STATION



26 - BOILERS



27 - CHILLER



28 - PACKAGED UNITS



29 - UNIT VENTILATOR



30 - SPLIT SYSTEM DUCTLESS



### Photographic Overview



31 - FIRE SUPPRESSION SYSTEM



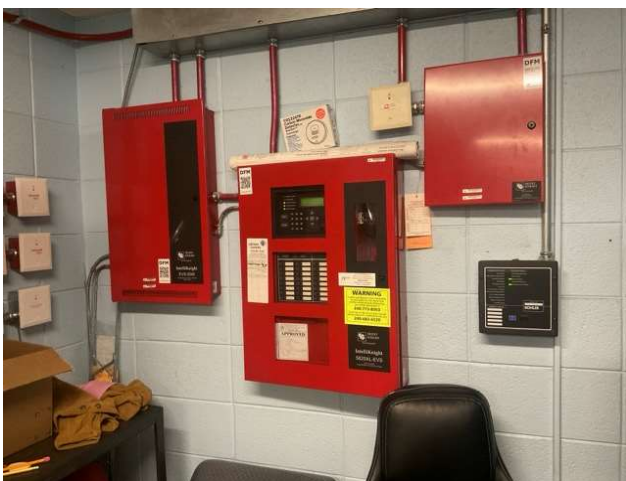
32 - ELECTRICAL ROOM



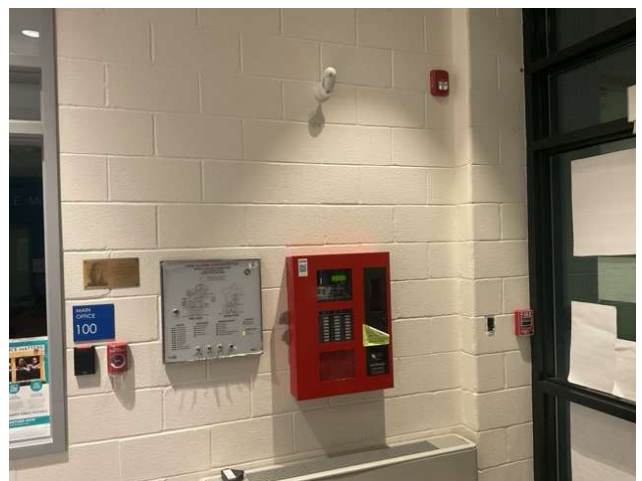
33 - ELECTRICAL ROOM (ADDITION)



34 - GENERATOR



35 - FIRE ALARM PANEL



36 - FIRE ALARM SYSTEM



## Appendix B:

### Site Plan(s)

---

# Site Plan



 <b>BUREAU VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	172559.25R000-077.354	Dr. Ronald E. McNair Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	January 14-15, 2026	

## Appendix C:

### Pre-Survey Questionnaire(s)

---



# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Dr. Ronald E. McNair Elementary School

**Name of person completing form:** John Cooper

**Title / Association w/ property:** Building Service Manager Sub

**Length of time associated w/ property:** 4 Months

**Date Completed:** January 14, 2026

**Phone Number:** 301-919-4488


**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 1990	Renovated	Addition 2023
2	Building size in SF	<b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
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				Floor cracks in hallways
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			
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				Inconsistent heating and cooling in various areas of the building
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?			X		
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?	X				At times various areas leased to outside organizations



Signature of Assessor



Signature of POC

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

---

## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Dr. Ronald E. McNair Elementary School

**BV Project Number:** 172559.25R000-077.354

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



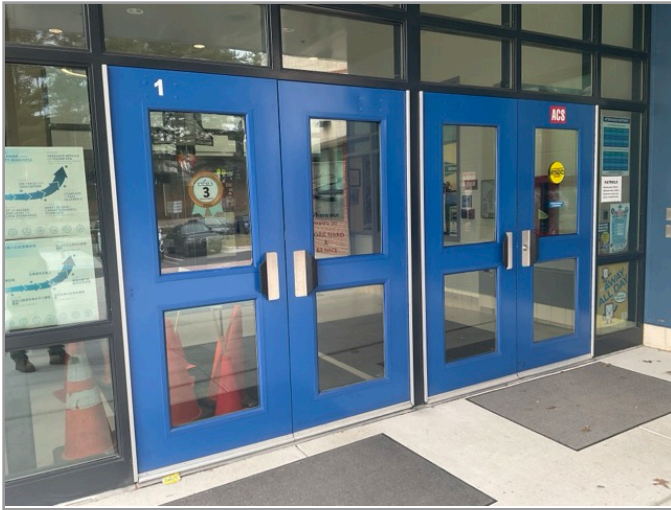
CURB CUT

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

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

# Abbreviated Accessibility Checklist

## Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

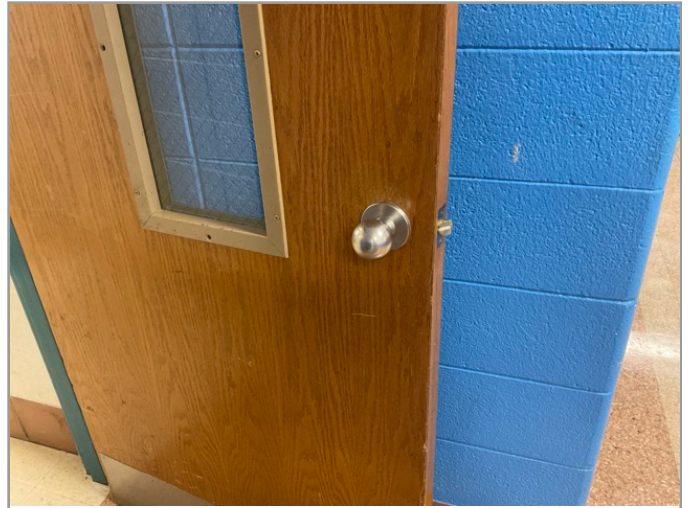
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

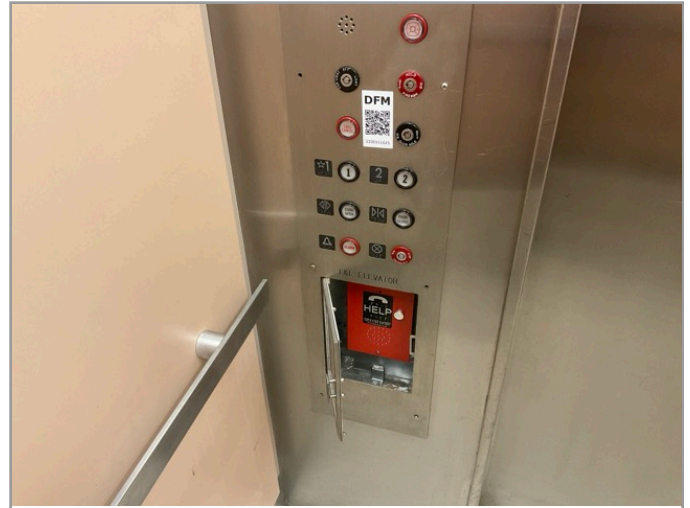
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?	X			
10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

# Abbreviated Accessibility Checklist

## Elevators



LOBBY LOOKING AT CAB



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



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix E:

### Component Condition Report

---

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Structure</b>						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	66,600 SF	41	10219410
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls & Steel Frame, 1-2 Story Building	91,613 SF	41	10219444
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	1,200 SF	3	10219373
<b>Facade</b>						
B2010	Roof	Fair	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	680 SF	11	10219280
B2010	Building Exterior	Poor	Caulking, Cold Joints, 1/2" to 1"	655 LF	1	10219432
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,800 SF	31	10219438
B2010	Loading Dock Area	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	1	10219335
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	480 SF	39	10219282
B2010	Building Exterior	Fair	Caulking, Joints, 1/2" to 1"	1,800 LF	7	10219271
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	1,000 SF	1	10219378
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	17,200 SF	13	10237372
B2020	Building Exterior	Good	Glazing, any type by SF	1,850 SF	28	10219401
B2020	Building Exterior	Poor	Glazing, any type by SF	4,080 SF	2	10219295
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	6	11	10219350
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	7	39	10219270
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	23	6	10219217
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	29	10219303
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	11	10219351
<b>Roofing</b>						
B3010	Secondary Roof (includes covered walkway)	Good	Roofing, Modified Bitumen	14,140 SF	19	10219353
B3010	Primary Roof	Fair	Roofing, Built-Up	52,834 SF	11	10219429

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	Tertiary Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	600 SF	6	10219388
B3060	Roof	Fair	Roof Hatch, Metal	1	20	10219198
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	8	20	10219345
<b>Interiors</b>						
C1010	Staff Lounge	Fair	Movable Partition, Room Divider, Basic Fabric	150 SF	12	10219251
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	600 SF	11	10219355
C1020	Throughout Building	Good	Interior Glazing, any type by SF	1,500 SF	26	10219442
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	80	9	10219341
C1030	Lobby	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	39	10219279
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	80	9	10219256
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	18	16	10219329
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	86,500 SF	20	10219377
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	24	16	10219422
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	360 SF	11	10219435
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	119,050 SF	9	10219216
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	26	10219433
C2030	Vestibule	Good	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	400 SF	9	10219272
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	10219415
C2030	Hallways & Common Areas	Poor	Flooring, Terrazzo, Repair	300 SF	1	10219356
C2030	Office Areas	Good	Flooring, Carpet, Commercial Tile	600 SF	9	10219314
C2030	Throughout Addition	Good	Flooring, Vinyl Tile (VCT)	15,800 SF	14	10219374
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,500 SF	16	10219224
C2030	Commercial Kitchen	Poor	Flooring, Quarry Tile, Repair	20 SF	1	10219359
C2030	Mechanical and Electrical Rooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,300 SF	1	10219293

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
C2030	Hallways & Common Areas	Fair	Flooring, Terrazzo	8,000 SF	16	10219354
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,000 SF	6	10219315
C2030	Throughout Original Building	Fair	Flooring, Vinyl Tile (VCT)	25,630 SF	7	10245111
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	100 SF	6	10219264
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,500 SF	20	10219236
C2030	Throughout Original Building	Fair	Flooring, Vinyl Tile (VCT)	25,630 SF	8	10219409
C2030	Electrical Room 178 & Sprinkler Control Room Data 179 (Addition)	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	250 SF	9	10219348
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	9	10219208
<b>Conveying</b>						
D1010	Elevator Machine Room 149	Fair	Elevator Controls, Automatic, 1 Car	1	3	10219281
D1010	Elevator Machine Room 149	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 LB, Renovate	1	3	10219235
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, High-End	1	3	10219307
<b>Plumbing</b>						
D2010	Mechanical Room 164C	Fair	Pump, Circulation, Domestic Water, .5 HP	1	6	10219319
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	14	10219213
D2010	Restrooms	Good	Urinal, Standard	11	20	10219339
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5	11	10219357
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	14	10219443
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	42	20	10219387
D2010	Sprinkler Control Room 179 Addition	Good	Backflow Preventer, Domestic Water, 4 IN	1	29	10219421
D2010	Restrooms	Good	Toilet, Commercial Water Closet	32	20	10219427
D2010	Restrooms	Good	Toilet, Residential Water Closet	10	23	10219220
D2010	Restrooms (Building Services & Gym)	Fair	Shower, Ceramic Tile	2	19	10219238
D2010	Mechanical Room 164C	Good	Water Filter, Industrial Up-Flow, 30 GPM	1	24	10219404

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Mechanical Room 164C	Fair	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	11	10219261
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	7	10219222
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	15,000 SF	11	10219383
D2010	Sprinkler Control Room 179 Addition	Good	Pump Station, Duplex Mounted, 5 HP [DWB-1]	1	24	10219369
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	8	10219412
D2020	Trash Room	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	12	10219290
<b>HVAC</b>						
D3020	Lawn Equipment Room Door 8	Good	Unit Heater, Hydronic, 36 MBH [PUH-3]	1	19	10219274
D3020	Hallways & Common Areas	Good	Radiator, Hydronic, Baseboard (per LF)	200 LF	29	10219390
D3020	Electrical Room 178 Addition	Good	Unit Heater, Electric, 5 kW [EPUH-2]	1	19	10219403
D3020	Mechanical Room 164C	Good	Boiler, Gas, HVAC, 800 MBH [B-2]	1	29	10219203
D3020	Sprinkler Control Room 179 Addition	Good	Unit Heater, Electric, 5 kW [EPUH-1]	1	19	10219385
D3020	Mechanical Room 164C	Good	Boiler, Gas, HVAC, 800 MBH [B-1]	1	29	10219285
D3020	Outside Storage Room 148E	Good	Unit Heater, Hydronic, 36 MBH [PUH-2]	1	19	10219210
D3020	Mechanical Room 164C	Good	Boiler Supplemental Components, Expansion Tank, 79 GAL	1	39	10219413
D3020	Mechanical Room 164C	Good	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	29	10219334
D3020	Mechanical Room 164C	Good	Unit Heater, Hydronic, 36 MBH [PUH-1]	1	19	10219321
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 6 TON [ACCU-3]	1	14	10219309
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [DSS-4]	1	14	10219275
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 10 TON [ACCU-2B]	1	14	10219273
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [DSS-3]	1	14	10219232
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [ACCU-2A]	1	14	10219400
D3030	Throughout Building	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	15	14	10219310
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV), 12 TON [ACCU-1]	1	14	10219414

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [DSS-5]	1	14	10219225
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 TON [DSS-2]	1	14	10219294
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [DSS-1]	1	14	10219416
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 110 TON	1	16	10219276
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton, 1200 CFM	26	19	10219239
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 16 TON [DOAS-7]	1	19	10219316
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 10 TON [DOAS-8]	1	19	10219284
D3050	Mechanical Room 164C	Good	Supplemental Components, Air Separator, HVAC, 4 IN [AS-1]	1	14	10219431
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 10 TON [DOAS-3]	1	19	10219343
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 6 TON [RHPU-1]	1	19	10219260
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	25,000 SF	8	10219226
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 20 TON [DOAS-5]	1	19	10219206
D3050	Roof	Good	HVAC System, Ductwork, Low Density	2,500 SF	29	10219292
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 6 TON	1	14	10219305
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 12 TON [RHPU-3]	1	19	10219231
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 15 TON [DOAS-1]	1	19	10219326
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	45,800 SF	17	10219338
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 20 TON [RHPU-2]	1	19	10219440
D3050	Mechanical Room 164C	Good	Supplemental Components, Air Separator, HVAC, 4 IN [AS-2]	1	14	10219254
D3050	Mechanical Room 164C	Good	Pump, Distribution, HVAC Heating & Chilled Water, 7.5 HP [P-1]	1	24	10219265
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 18 TON [DOAS-4]	1	19	10219364
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 7 TON [DOAS-9]	1	19	10219393
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 10 TON [DOAS-2]	1	19	10219333
D3050	Stairwells & Exterior Doors	Good	Fan Coil Unit, Hydronic Terminal, 400 CFM	6	19	10219278

## Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Classrooms General (2nd floor)	Good	Fan Coil Unit, Hydronic Terminal, 800 CFM	9	19	10219300
D3050	Roof	Good	Packaged Unit, RTU, Roof-Mounted, 20 TON [DOAS-6]	1	19	10219296
D3050	Mechanical Room 164C	Good	Pump, Distribution, HVAC Heating Water, 1.5 HP [P-3]	1	14	10219244
D3050	Mechanical Room 164C	Good	Pump, Distribution, HVAC Heating Water, 1.5 HP [P-4]	1	14	10219288
D3050	Mechanical Room 164C	Good	Pump, Distribution, HVAC Heating & Chilled Water, 7.5 HP [P-2]	1	24	10219352
D3050	Vestibule	Good	Fan Coil Unit, Hydronic Terminal, 800 CFM [VRT-2-10]	1	19	10219247
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-6]	1	24	10219448
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM [EF-15]	1	7	10219406
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF-4]	1	24	10219313
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF-3]	1	24	10219209
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM	1	4	10219308
D3060	Mechanical Room 164C	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM [EF-9]	1	19	10219397
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF-9]	1	24	10219446
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM [EF-5]	1	24	10219396
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Diameter, 1200 CFM	1	7	10219367
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-7]	1	24	10219365
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-1]	1	24	10219255
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper, 3200 CFM [EF-8]	1	24	10219418
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM [EF-10]	1	24	10219323
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 150 CFM [EF-2]	1	24	10219450
<b>Fire Protection</b>						
D4010	Sprinkler Control Room 179 Addition	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	39	10219324
D4010	Building Exterior	Good	Supplemental Components, Fire Department Connection, Double, 3 IN	1	28	10219312
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	91,613 SF	20	10219287

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Sprinkler Control Room 179 Addition	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	39	10219407
D4010	Sprinkler Control Room 179 Addition	Good	Backflow Preventer, Fire Suppression, 6 IN	1	29	10219311
D4010	Sprinkler Control Room 179 Addition	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	39	10219328
D4010	Sprinkler Control Room 179 Addition	Good	Supplemental Components, Fire Riser, Wet, 4 IN	1	39	10219428
<b>Electrical</b>						
D5010	Electrical Room 164C.1	Good	Automatic Transfer Switch, ATS, 200 AMP [ATS NON- LIFE SAFETY]	1	20	10219336
D5010	Electrical Room 164C.1	Good	Automatic Transfer Switch, ATS, 200 AMP [ATS LIFE SAFETY]	1	20	10219342
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 100 KW	1	20	10219370
D5020	Electrical Room 164C.1	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TRANSFORMER NON-LIFE SAFETY]	1	25	10219399
D5020	Electrical Room 178 Addition	Good	Distribution Panel, 120/208 V, 400 AMP [DPB]	1	29	10219257
D5020	Electrical Room 164C.1	Fair	Switchboard, 277/480 V, 2000 AMP [MAIN]	1	17	10219259
D5020	Electrical Room 164C.1	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [TRANSFORMER LIFE SAFETY]	1	25	10219331
D5020	Electrical Room 178 Addition	Good	Distribution Panel, 277/480 V, 800 AMP [DPA]	1	29	10219382
D5020	Electrical Room 164C.1	Fair	Secondary Transformer, Dry, Stepdown, 300 KVA	1	7	10219299
D5020	Mechanical Room 164C	Fair	Distribution Panel, 277/480 V, 600 AMP [PANEL BR]	1	7	10219214
D5020	Electrical Room 178 Addition	Good	Distribution Panel, 277/480 V, 400 AMP [M1]	1	29	10219302
D5020	Electrical Room 164C.1	Fair	Distribution Panel, 120/208 V, 1000 AMP [PANEL MDP]	1	7	10219233
D5020	Electrical Room 178 Addition	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [XFMR TDPB]	1	29	10219205
D5030	Mechanical Room 164C	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [P-1]	1	19	10219372
D5030	Mechanical Room 164C	Good	Variable Frequency Drive, VFD, by HP of Motor, 1.5 HP, Replace/Install [P-3]	1	19	10219419
D5030	Mechanical Room 164C	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [P-2]	1	19	10219223
D5030	Mechanical Room 164C	Good	Variable Frequency Drive, VFD, by HP of Motor, 1.5 HP, Replace/Install [P-4]	1	19	10219237
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	75,000 SF	11	10219199

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 400 WATT	23	19	10219263
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	40 SF	7	10242572
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	91,613 SF	20	10219384
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	20	19	10219325
<b>Fire Alarm &amp; Electronic Systems</b>						
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium	2,000 SF	4	10219286
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	91,613 SF	19	10219277
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	91,613 SF	14	10219322
D7050	Building Services Office	Good	Fire Alarm Panel, Fully Addressable	1	14	10219228
D7050	Vestibule	Good	Fire Alarm Panel, Fully Addressable	1	14	10219376
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	91,613 SF	19	10219298
D7050	Vestibule	Good	Fire Alarm Panel, Annunciator	1	14	10219430
D8010	Throughout Building	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	91,613 SF	14	10219360
<b>Equipment &amp; Furnishings</b>						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	13	10219218
E1030	Staff Lounge	Good	Foodservice Equipment, Icemaker, Tabletop	1	9	10219250
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10219297
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	4	10219358
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	13	10219200
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10219441
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10219395
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	9	10219234
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	10219332

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	10219289
E1030	Trash Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	8	10219437
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Convection Oven, Double	1	1	10219327
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10219318
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	10219392
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	10219402
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	10219306
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Dairy Cooler/Wells	1	1	10219394
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	9	10219197
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10219317
E1060	Health Center	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	10219363
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	20	10219211
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	8	10242573
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	100 LF	19	10219371
E2010	Classrooms General	Good	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	7	19	10219266
E2010	Health Center	Good	Casework, Cabinetry, Standard	20 LF	19	10219242
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	38	9	10219241
E2010	Staff Lounge	Fair	Casework, Cabinetry, Standard	12 LF	7	10219420
E2010	Office Areas	Good	Casework, Cabinetry, Standard	22 LF	19	10219449
E2010	Classrooms General	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	33	10	10219340
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	330 LF	10	10219320
<b>Sitework</b>						
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	28	18	10219269
G2060	Building Exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	32	19	10219346

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Follow-up Studies</b>						
P2030	Structural Study	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	1	10233244
<b>Accessibility</b>						
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	35	1	10219227
Y1050	Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	4	1	10219248
Y1050	Staff Lounge	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	1	10219386
Y1050	Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Height/Location, Modify	4	1	10219215
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	4	1	10219405
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	1	10219380
Y1090	Throughout Building	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	10219229

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Site**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site General	Fair	Stairs, Concrete, Exterior	480 SF	15	10219207
<b>Facade</b>						
B2010	Site General	Fair	Site Masonry Fence, Brick/Masonry/Stone, Clean & Seal	600 SF	8	10219434
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,090 SF	5	10219445
G2020	Site Loading Dock Area	Fair	Parking Lots, Pavement, Concrete	600 SF	16	10219379
G2020	Site ADA Parking Areas	Poor	Parking Lots, Pavement, Concrete, Repair	100 SF	1	10219202
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,090 SF	23	10233720
G2030	Site General	Fair	Sidewalk, Asphalt, Overlay	1,160 SF	11	10219246
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	3	1	10219283

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	7,500 SF	16	10219436
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	17	10219349
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	12,000 SF	3	10219368
G2050	Site Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	11	10219398
G2050	Site Sports Fields	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	9	10219245
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	19	10219258
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	5,200 SF	4	10219362
G2050	Site Sports Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	12,000 SF	25	10233796
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	19	10219221
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	12,000 SF	20	10233797
G2050	Site Sports Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	12,000 SF	5	10219426
<b>Sitework</b>						
G2060	Site General	Good	Retaining Wall, Concrete Cast-in-Place	1,500 SF	49	10219439
G2060	Site Playground Areas	Good	Park Bench, Metal Powder-Coated	2	19	10219391
G2060	Site General	Good	Flagpole, Metal	1	29	10219425
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	800 LF	11	10219243
G2060	Site General	Good	Bike Rack, Fixed 6-10 Bikes	2	19	10219366
G2060	Site General	Good	Bike Rack, Fixed 1-5 Bikes	1	19	10219347
G2060	Site General	Good	Fences & Gates, Fence, Metal Tube 4'	230 LF	39	10219267
G2060	Site General	Fair	Signage, Property, Pole-Mounted, Replace/Install	3	11	10219330
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	39	10219389
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	540 LF	39	10219375
G2060	Site Sports Fields	Fair	Trash Receptacle, Portable/Light-Duty	2	9	10219381
G2060	Site General	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	19	10219240

**Component Condition Report | Dr. Ronald E. McNair Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2060	Site Sports Courts	Good	Fences & Gates, Fence, Chain Link 6'	280 LF	41	10219249
G2060	Site General	Fair	Trash/Recycle Receptacle, Medium-Duty Metal or Precast	1	12	10219337
G4050	Site Parking Areas	Good	Pole Light Fixture, LED Lamp only, 150 W	18	19	10219447

## Appendix F: Replacement Reserves

---



Replacement Reserves Report



3/30/2026

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	
Dr. Ronald E. McNair Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Dr. Ronald E. McNair Elementary School / Main Building	\$0	\$83,780	\$238,066	\$118,233	\$6,978	\$22,432	\$161,890	\$245,544	\$350,705	\$721,547	\$186,267	\$1,601,149	\$18,178	\$121,142	\$1,710,079	\$29,212	\$640,599	\$469,409	\$15,152	\$2,831,783	\$1,999,211		\$11,571,357
Dr. Ronald E. McNair Elementary School / Site	\$0	\$5,150	\$0	\$5,901	\$152,169	\$28,217	\$0	\$0	\$8,254	\$2,871	\$32,712	\$42,413	\$998	\$7,930	\$0	\$79,052	\$116,983	\$31,404	\$9,193	\$166,934	\$119,818		\$809,999
<b>Grand Total</b>	<b>\$0</b>	<b>\$88,930</b>	<b>\$238,066</b>	<b>\$124,134</b>	<b>\$159,147</b>	<b>\$50,649</b>	<b>\$161,890</b>	<b>\$245,544</b>	<b>\$358,960</b>	<b>\$724,418</b>	<b>\$218,978</b>	<b>\$1,643,562</b>	<b>\$19,176</b>	<b>\$129,072</b>	<b>\$1,710,079</b>	<b>\$108,264</b>	<b>\$757,582</b>	<b>\$500,813</b>	<b>\$24,345</b>	<b>\$2,998,717</b>	<b>\$2,119,029</b>		<b>\$12,381,356</b>

Dr. Ronald E. McNair Elementary School

Dr. Ronald E. McNair 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	Stairwells	10219373	Stair Treads, Raised Rubber Tile, Replace	18	15	3	1200	SF	\$10.00	\$12,000				\$12,000																	\$12,000	
B2010	Loading Dock Area	10219335	Exterior Walls, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	\$1,100.00	\$1,100	\$1,100																				\$1,100	
B2010	Building Exterior	10219378	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	19	1	1000	SF	\$1.86	\$1,860	\$1,860																				\$1,860	
B2010	Building Exterior	10237372	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	7	13	17200	SF	\$1.86	\$31,992													\$31,992								\$31,992	
B2010	Roof	10219280	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment, Replace	40	29	11	680	SF	\$9.00	\$6,120															\$6,120						\$6,120	
B2010	Building Exterior	10219432	Caulking, Cold Joints, 1/2" to 1", Replace	10	9	1	655	LF	\$6.00	\$3,930	\$3,930														\$3,930						\$7,860	
B2010	Building Exterior	10219271	Caulking, Joints, 1/2" to 1", Replace	10	3	7	1800	LF	\$6.00	\$10,800				\$10,800													\$10,800				\$21,600	
B2020	Building Exterior	10219295	Glazing, any type by SF, Replace	30	28	2	4080	SF	\$55.00	\$224,400		\$224,400																			\$224,400	
B2020	Hallways & Common Areas	10219350	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	9	11	6	EA	\$2,000.00	\$12,000															\$12,000						\$12,000	
B2050	Building Exterior	10219217	Exterior Door, Steel, Commercial, Replace	40	34	6	23	EA	\$4,060.00	\$93,380																					\$93,380	
B2050	Building Exterior	10219351	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	19	11	1	EA	\$3,200.00	\$3,200																\$3,200					\$3,200	
B3010	Tertiary Roof	10219388	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	24	6	600	SF	\$5.50	\$3,300																					\$3,300	
B3010	Primary Roof	10219429	Roofing, Built-Up, Replace	25	14	11	52834	SF	\$14.00	\$739,676																\$739,676					\$739,676	
B3010	Secondary Roof (includes covered walkway)	10219353	Roofing, Modified Bitumen, Replace	20	1	19	14140	SF	\$10.00	\$141,400																			\$141,400		\$141,400	
B3060	Roof	10219345	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	8	EA	\$1,300.00	\$10,400																				\$10,400	\$10,400	
B3060	Roof	10219198	Roof Hatch, Metal, Replace	30	10	20	1	EA	\$1,300.00	\$1,300																				\$1,300	\$1,300	
C1010	Classrooms General	10219355	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	14	11	600	SF	\$5.00	\$3,000																\$3,000					\$3,000	
C1010	Staff Lounge	10219251	Movable Partition, Room Divider, Basic Fabric, Replace	25	13	12	150	SF	\$5.00	\$750																	\$750				\$750	
C1030	Throughout Building	10219341	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	31	9	80	EA	\$2,100.00	\$168,000																\$168,000					\$168,000	
C1030	Throughout Building	10219256	Interior Door, Wood, Solid-Core, Replace	40	31	9	80	EA	\$700.00	\$56,000																\$56,000					\$56,000	
C1030	Throughout Building	10219329	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	24	16	18	EA	\$950.00	\$17,100																		\$17,100			\$17,100	
C1070	Throughout Building	10219377	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	86500	SF	\$3.50	\$302,750																				\$302,750	\$302,750	
C1090	Restrooms	10219422	Toilet Partitions, Plastic/Laminate, Replace	20	4	16	24	EA	\$750.00	\$18,000																	\$18,000				\$18,000	
C2010	Gymnasium	10219435	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	4	11	360	SF	\$16.80	\$6,048																\$6,048					\$6,048	
C2010	Throughout Building	10219216	Wall Finishes, any surface, Prep & Paint	10	1	9	119050	SF	\$1.50	\$178,575																			\$178,575		\$178,575	
C2030	Mechanical and Electrical Rooms	10219293	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	1300	SF	\$1.50	\$1,950	\$1,950																				\$1,950	
C2030	Vestibule	10219272	Flooring, any surface, w/ Elastomeric Coating, Prep & Paint	10	1	9	400	SF	\$9.00	\$3,600																			\$3,600		\$7,200	
C2030	Electrical Room 178 & Sprinkler Control Room Data 179 (Addition)	10219348	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	1	9	250	SF	\$1.50	\$375																			\$375		\$750	
C2030	Commercial Kitchen	10219359	Flooring, Quarry Tile, Repair	0	-1	1	20	SF	\$26.00	\$520	\$520																				\$520	
C2030	Commercial Kitchen	10219224	Flooring, Quarry Tile, Replace	50	34	16	1500	SF	\$26.00	\$39,000																		\$39,000			\$39,000	
C2030	Restrooms	10219236	Flooring, Ceramic Tile, Replace	40	20	20	2500	SF	\$18.00	\$45,000																				\$45,000	\$45,000	
C2030	Stage	10219264	Flooring, Wood, Strip, Refinish	10	4	6	100	SF	\$4.00	\$400																		\$400			\$800	
C2030	Throughout Original Building	10245111	Flooring, Vinyl Tile (VCT), Replace	15	8	7	25630	SF	\$5.00	\$128,150																					\$128,150	
C2030	Throughout Original Building	10219409	Flooring, Vinyl Tile (VCT), Replace	15	7	8	25630	SF	\$5.00	\$128,150																					\$128,150	
C2030	Throughout Addition	10219374	Flooring, Vinyl Tile (VCT), Replace	15	1	14	15800	SF	\$5.00	\$79,000																			\$79,000		\$79,000	
C2030	Hallways & Common Areas	10219356	Flooring, Terrazzo, Repair	0	-1	1	300	SF	\$25.00	\$7,500	\$7,500																				\$7,500	
C2030	Hallways & Common Areas	10219354	Flooring, Terrazzo, Replace	50	34	16	8000	SF	\$14.00	\$112,000																			\$112,000		\$112,000	
C2030	Throughout Building	10219415	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2500	SF	\$7.50	\$18,750																			\$18,750		\$37,500	
C2030	Office Areas	10219314	Flooring, Carpet, Commercial Tile, Replace	10	1	9	600	SF	\$6.50	\$3,900																			\$3,900		\$7,800	
C2030	Gymnasium	10219315	Flooring, Maple Sports Floor, Refinish	10	4	6	5000	SF	\$5.00	\$25,000																			\$25,000		\$50,000	
C2050	Throughout Building	10219208	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	3000	SF	\$2.00	\$6,000																			\$6,000		\$12,000	
D1010	Elevator Machine Room 149	10219281	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	\$5,000.00	\$5,000																					\$5,000	
D1010	Elevator Machine Room 149	10219235	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	27	3	1	EA	\$60,000.00	\$60,000																					\$60,000	
D1010	Elevator Shafts/Utility	10219307	Elevator Cab Finishes, High-End, Replace	20	17	3	1	EA	\$16,000.00	\$16,000																						

Replacement Reserves Report



3/30/2026

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 Rooms/Areas	10219357	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	5	EA	\$1,400.00	\$7,000												\$7,000										\$7,000	
D2010	Hallways & Common Areas	10219213	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	1	14	1	EA	\$1,500.00	\$1,500															\$1,500								\$1,500
D2010	Hallways & Common Areas	10219443	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	1	14	2	EA	\$1,200.00	\$2,400															\$2,400								\$2,400
D2010	Restrooms (Building Services & Gym)	10219238	Shower, Ceramic Tile, Replace	30	11	19	2	EA	\$2,500.00	\$5,000																							\$5,000
D2010	Restrooms	10219339	Urinal, Standard, Replace	30	10	20	11	EA	\$1,100.00	\$12,100																							\$12,100
D2010	Restrooms	10219387	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	42	EA	\$1,700.00	\$71,400																							\$71,400
D2010	Restrooms	10219427	Toilet, Commercial Water Closet, Replace	30	10	20	32	EA	\$1,300.00	\$41,600																							\$41,600
D2020	Commercial Kitchen	10219412	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	12	8	1	EA	\$1,800.00	\$1,800									\$1,800														\$1,800
D2020	Trash Room	10219290	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	8	12	1	EA	\$12,000.00	\$12,000												\$12,000											\$12,000
D3020	Lawn Equipment Room Door 8	10219274	Unit Heater, Hydronic, Replace	20	1	19	1	EA	\$1,700.00	\$1,700																							\$1,700
D3020	Electrical Room 178 Addition	10219403	Unit Heater, Electric, Replace	20	1	19	1	EA	\$1,800.00	\$1,800																							\$1,800
D3020	Sprinkler Control Room 179 Addition	10219385	Unit Heater, Electric, Replace	20	1	19	1	EA	\$1,800.00	\$1,800																							\$1,800
D3020	Outside Storage Room 148E	10219210	Unit Heater, Hydronic, Replace	20	1	19	1	EA	\$1,700.00	\$1,700																							\$1,700
D3020	Mechanical Room 164C	10219321	Unit Heater, Hydronic, Replace	20	1	19	1	EA	\$1,700.00	\$1,700																							\$1,700
D3030	Building Exterior	10219276	Chiller, Air-Cooled, Replace	25	9	16	1	EA	\$180,000.00	\$180,000																							\$180,000
D3030	Roof	10219309	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	\$30,000.00	\$30,000																							\$30,000
D3030	Roof	10219275	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$3,500.00	\$3,500																							\$3,500
D3030	Roof	10219273	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	\$44,000.00	\$44,000																							\$44,000
D3030	Roof	10219232	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$3,500.00	\$3,500																							\$3,500
D3030	Roof	10219400	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	\$44,000.00	\$44,000																							\$44,000
D3030	Throughout Building	10219310	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	1	14	15	EA	\$4,020.00	\$60,300																							\$60,300
D3030	Roof	10219414	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	\$55,000.00	\$55,000																							\$55,000
D3030	Roof	10219225	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$3,500.00	\$3,500																							\$3,500
D3030	Roof	10219294	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$4,800.00	\$4,800																							\$4,800
D3030	Roof	10219416	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	\$3,500.00	\$3,500																							\$3,500
D3030	Classrooms General	10219239	Unit Ventilator, approx/nominal 3 Ton, Replace	20	1	19	26	EA	\$9,000.00	\$234,000																							\$234,000
D3050	Throughout Building	10219226	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	25000	SF	\$5.00	\$125,000									\$125,000														\$125,000
D3050	Mechanical Room 164C	10219431	Supplemental Components, Air Separator, HVAC, Replace	15	1	14	1	EA	\$3,900.00	\$3,900																							\$3,900
D3050	Mechanical Room 164C	10219254	Supplemental Components, Air Separator, HVAC, Replace	15	1	14	1	EA	\$1,980.00	\$1,980																							\$1,980
D3050	Mechanical Room 164C	10219244	Pump, Distribution, HVAC Heating Water, Replace	15	1	14	1	EA	\$5,100.00	\$5,100																							\$5,100
D3050	Mechanical Room 164C	10219288	Pump, Distribution, HVAC Heating Water, Replace	15	1	14	1	EA	\$5,100.00	\$5,100																							\$5,100
D3050	Roof	10219305	Packaged Unit, RTU, Roof-Mounted, Replace	20	6	14	1	EA	\$15,000.00	\$15,000																							\$15,000
D3050	Throughout Building	10219338	HVAC System, Ductwork, Medium Density, Replace	30	13	17	45800	SF	\$4.00	\$183,200																							\$183,200
D3050	Roof	10219316	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																							\$40,000
D3050	Roof	10219284	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																							\$20,000
D3050	Roof	10219343	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																							\$20,000
D3050	Roof	10219260	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																							\$15,000
D3050	Roof	10219206	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																							\$40,000
D3050	Roof	10219231	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$25,000.00	\$25,000																							\$25,000
D3050	Roof	10219326	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$30,000.00	\$30,000																							\$30,000
D3050	Roof	10219440	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																							\$40,000
D3050	Roof	10219364	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																							\$40,000
D3050	Roof	10219393	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$15,000.00	\$15,000																							\$15,000
D3050	Roof	10219333	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$20,000.00	\$20,000																							\$20,000
D3050	Stairwells & Exterior Doors	10219278	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	6	EA	\$1,670.00	\$10,020																							\$10,020
D3050	Classrooms General (2nd floor)	10219300	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	9	EA	\$1,670.00	\$15,030																							\$15,030
D3050	Roof	10219296	Packaged Unit, RTU, Roof-Mounted, Replace	20	1	19	1	EA	\$40,000.00	\$40,000																							\$40,000
D3050	Vestibule	10219247	Fan Coil Unit, Hydronic Terminal, Replace	20	1	19	1	EA	\$1,670.00	\$1,670																							\$1,670
D3060	Roof	10219308	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400					\$1,400																		



Replacement Reserves Report



3/30/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
Y1090	Throughout Building	10219229	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	\$7,500.00	\$7,500		\$7,500																			\$7,500	
<b>Totals, Unescalated</b>											\$0	\$81,340	\$224,400	\$108,200	\$6,200	\$19,350	\$135,580	\$199,650	\$276,850	\$553,006	\$138,600	\$1,156,704	\$12,750	\$82,492	\$1,130,564	\$18,750	\$399,200	\$284,000	\$8,900	\$1,614,926	\$1,106,914	\$7,558,377
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$83,780	\$238,066	\$118,233	\$6,978	\$22,432	\$161,890	\$245,544	\$350,705	\$721,547	\$186,267	\$1,601,149	\$18,178	\$121,142	\$1,710,079	\$29,212	\$640,599	\$469,409	\$15,152	\$2,831,783	\$1,999,211	\$11,571,357

Dr. Ronald E. McNair Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Site General	10219207	Stairs, Concrete, Exterior, Replace	50	35	15	480	SF	\$55.00	\$26,400																					\$26,400	
B2010	Site General	10219434	Site Masonry Fence, Brick/Masonry/Stone, Clean & Seal,	20	12	8	600	SF	\$1.86	\$1,116									\$1,116												\$1,116	
G2020	Site ADA Parking Areas	10219202	Parking Lots, Pavement, Concrete, Repair	0	-1	1	100	SF	\$20.00	\$2,000	\$2,000																				\$2,000	
G2020	Site Parking Areas	10219445	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	42090	SF	\$0.45	\$18,941					\$18,941																\$18,941	
G2020	Site Loading Dock Area	10219379	Parking Lots, Pavement, Concrete, Replace	50	34	16	600	SF	\$9.00	\$5,400																					\$5,400	
G2030	Site General	10219283	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	3	EA	\$1,000.00	\$3,000	\$3,000																				\$3,000	
G2030	Site General	10219246	Sidewalk, Asphalt, Overlay	25	14	11	1160	SF	\$1.50	\$1,740											\$1,740										\$1,740	
G2030	Site General	10219436	Sidewalk, Concrete, Large Areas, Replace	50	34	16	7500	SF	\$9.00	\$67,500																						\$67,500
G2050	Site Sports Courts	10219368	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	12000	SF	\$0.45	\$5,400			\$5,400						\$5,400												\$5,400	
G2050	Site Sports Courts	10219426	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	0	5	12000	SF	\$0.45	\$5,400					\$5,400																	\$5,400
G2050	Site Sports Fields	10219245	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	6	9	2	EA	\$700.00	\$1,400										\$1,400											\$1,400	
G2050	Site Sports Fields	10219398	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	2	EA	\$5,000.00	\$10,000																						\$10,000
G2050	Site Sports Courts	10219349	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	4	EA	\$4,750.00	\$19,000																						\$19,000
G2050	Site Sports Courts	10233797	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	5	20	12000	SF	\$3.50	\$42,000																						\$42,000
G2050	Site Playground Areas	10219362	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	5200	SF	\$26.00	\$135,200					\$135,200																	\$135,200
G2050	Site Playground Areas	10219258	Play Structure, Multipurpose, Small, Replace	20	1	19	1	EA	\$10,000.00	\$10,000																						\$10,000
G2050	Site Playground Areas	10219221	Play Structure, Multipurpose, Large, Replace	20	1	19	1	EA	\$35,000.00	\$35,000																						\$35,000
G2060	Site Sports Fields	10219381	Trash Receptacle, Portable/Light-Duty, Replace	15	6	9	2	EA	\$400.00	\$800										\$800												\$800
G2060	Site General	10219243	Fences & Gates, Fence, Chain Link 4', Replace	40	29	11	800	LF	\$18.00	\$14,400																						\$14,400
G2060	Site General	10219337	Trash/Recycle Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	1	EA	\$700.00	\$700																						\$700
G2060	Site Playground Areas	10219391	Park Bench, Metal Powder-Coated, Replace	20	1	19	2	EA	\$700.00	\$1,400																						\$1,400
G2060	Site General	10219366	Bike Rack, Fixed 6-10 Bikes, Replace	20	1	19	2	EA	\$800.00	\$1,600																						\$1,600
G2060	Site General	10219347	Bike Rack, Fixed 1-5 Bikes, Replace	20	1	19	1	EA	\$600.00	\$600																						\$600
G2060	Site General	10219330	Signage, Property, Pole-Mounted, Replace/Install	20	9	11	3	EA	\$1,500.00	\$4,500																						\$4,500
G2060	Site General	10219240	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	1	19	1	EA	\$25,000.00	\$25,000																						\$25,000
G4050	Site Parking Areas	10219447	Pole Light Fixture, LED Lamp only, Replace	20	1	19	18	EA	\$1,200.00	\$21,600																						\$21,600
<b>Totals, Unescalated</b>											\$0	\$5,000	\$0	\$5,400	\$135,200	\$24,341	\$0	\$0	\$6,516	\$2,200	\$24,341	\$30,640	\$700	\$5,400	\$0	\$50,741	\$72,900	\$19,000	\$5,400	\$95,200	\$66,341	\$549,318
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$5,150	\$0	\$5,901	\$152,169	\$28,217	\$0	\$0	\$8,254	\$2,871	\$32,712	\$42,413	\$998	\$7,930	\$0	\$79,052	\$116,983	\$31,404	\$9,193	\$166,934	\$119,818	\$809,999

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

---

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	10219281	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		Dr. Ronald E. McNair Elementary School / Main Building	Elevator Machine Room 149	L & L Elevator	No dataplate	No dataplate	1990		
2	10219235	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	3000 LB	Dr. Ronald E. McNair Elementary School / Main Building	Elevator Machine Room 149	L & L Elevator	No dataplate	No dataplate	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10219319	D2010	<b>Pump</b>	Circulation, Domestic Water	.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	B&G	Seal BRG K02	1891105LF	2015		
2	10219369	D2010	<b>Pump Station</b> [DWB-1]	Duplex Mounted	5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Sprinkler Control Room 179 Addition	TIGERFLOW	ES-3000-V-VFD	M000529398	2023		
3	10219404	D2010	<b>Water Filter</b>	Industrial Up-Flow, 30 GPM		Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Harmsco	HIF 7SS	24790	2023		
4	10219261	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH)	81 GAL	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	A. O. Smith	BTR 199 118	1533M002084	2015		
5	10219421	D2010	<b>Backflow Preventer</b>	Domestic Water	4 IN	Dr. Ronald E. McNair Elementary School / Main Building	Sprinkler Control Room 179 Addition	Zurn Wilkins	350AST	38836	2023		
6	10219412	D2020	<b>Grease Trap/Interceptor</b>	Grease Trap/Interceptor, Undercounter		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Schier Products	PATG-30-LO	2012-4973	2012		
7	10219290	D2020	<b>Grease Trap/Interceptor</b>	Grease Trap/Interceptor, Underground		Dr. Ronald E. McNair Elementary School / Main Building	Trash Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10219285	D3020	<b>Boiler [B-1]</b>	Gas, HVAC	800 MBH	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Riello	AR800	FC250003927	2023		
2	10219203	D3020	<b>Boiler [B-2]</b>	Gas, HVAC	800 MBH	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Riello	AR800	FC220003253	2023		
3	10219390	D3020	<b>Radiator</b>	Hydronic, Baseboard (per LF)		Dr. Ronald E. McNair Elementary School / Main Building	Hallways & Common Areas				2023		200
4	10219385	D3020	<b>Unit Heater [EPUH-1]</b>	Electric	5 kW	Dr. Ronald E. McNair Elementary School / Main Building	Sprinkler Control Room 179 Addition	Taskmaster	G1G5105N	No dataplate	2023		
5	10219403	D3020	<b>Unit Heater [EPUH-2]</b>	Electric	5 kW	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 178 Addition	Taskmaster	G1G5105N	No dataplate	2023		
6	10219321	D3020	<b>Unit Heater [PUH-1]</b>	Hydronic	36 MBH	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Steriling	HS-136A	J2201878697001001	2023		
7	10219210	D3020	<b>Unit Heater [PUH-2]</b>	Hydronic	36 MBH	Dr. Ronald E. McNair Elementary School / Main Building	Outside Storage Room 148E	Steriling	Inaccessible	Inaccessible	2023		
8	10219274	D3020	<b>Unit Heater [PUH-3]</b>	Hydronic	36 MBH	Dr. Ronald E. McNair Elementary School / Main Building	Lawn Equipment Room Door 8	Steriling	Inaccessible	Inaccessible	2023		
9	10219413	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	79 GAL	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Taco	CA300-125	03-2023	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10219276	D3030	<b>Chiller</b>	Air-Cooled	110 TON	Dr. Ronald E. McNair Elementary School / Main Building	Building Exterior	Daikin Industries	AGZ110EPMNN-ER00	STNU150500070	2015		
11	10219310	D3030	<b>Fan Coil Cassette</b>	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Dr. Ronald E. McNair Elementary School / Main Building	Throughout Building	Daikin Industries			2023		15
12	10219414	D3030	<b>Heat Pump</b> [ACCU-1]	Var Refrig Vol (VRV)	12 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	REYQ144XAYDB	2208004388	2023		
13	10219400	D3030	<b>Heat Pump</b> [ACCU-2A]	Var Refrig Vol (VRV)	8 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	REYQ96XAYDB	2207374577	2023		
14	10219273	D3030	<b>Heat Pump</b> [ACCU-2B]	Var Refrig Vol (VRV)	10 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	REYQ120XAYDB	2206447686	2023		
15	10219309	D3030	<b>Heat Pump</b> [ACCU-3]	Var Refrig Vol (VRV)	6 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	REYQ72XAYDB	2207351029	2023		
16	10219416	D3030	<b>Split System Ductless</b> [DSS-1]	Single Zone, Condenser & Evaporator	1 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	RXL12QMVJU9A	E010620	2023		
17	10219294	D3030	<b>Split System Ductless</b> [DSS-2]	Single Zone, Condenser & Evaporator	1.5 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	RK18AXVJU	K008218	2023		
18	10219232	D3030	<b>Split System Ductless</b> [DSS-3]	Single Zone, Condenser & Evaporator	1 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	RXL12QMVJU9A	E010571	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	10219275	D3030	<b>Split System Ductless</b> [DSS-4]	Single Zone, Condenser & Evaporator	1 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries			2023		
20	10219225	D3030	<b>Split System Ductless</b> [DSS-5]	Single Zone, Condenser & Evaporator	1 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A12NKA7	22U21477B	2023		
21	10219239	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton	1200 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Classrooms General	Daikin Industries			2023		26
22	10219265	D3050	<b>Pump</b> [P-1]	Distribution, HVAC Heating & Chilled Water	7.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Taco	Inaccessible	Inaccessible	2023		
23	10219352	D3050	<b>Pump</b> [P-2]	Distribution, HVAC Heating & Chilled Water	7.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Taco	Inaccessible	Inaccessible	2023		
24	10219244	D3050	<b>Pump</b> [P-3]	Distribution, HVAC Heating Water	1.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Taco	FI1207E4CAH1L3DXB1937D	0323	2023		
25	10219288	D3050	<b>Pump</b> [P-4]	Distribution, HVAC Heating Water	1.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Taco	FI1207E4CAH1L3DXB1937D	0323	2023		
26	10219278	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	400 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Stairwells & Exterior Doors				2023		6
27	10219300	D3050	<b>Fan Coil Unit</b>	Hydronic Terminal	800 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Classrooms General (2nd floor)	Daikin Industries			2023		9

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	10219247	D3050	<b>Fan Coil Unit</b> [VRT-2-10]	Hydronic Terminal	800 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Vestibule	Daikin Industries			2023		
29	10219305	D3050	<b>Packaged Unit</b>	RTU, Roof-Mounted	6 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Carrier	50KC-A06A2A6A0A0A0	2518C80599	2018		
30	10219326	D3050	<b>Packaged Unit</b> [DOAS-1]	RTU, Roof-Mounted	15 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS015AHHG4PC	SLPU230266168	2023		
31	10219333	D3050	<b>Packaged Unit</b> [DOAS-2]	RTU, Roof-Mounted	10 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS010AHHG4PC	SLPU230159151	2023		
32	10219343	D3050	<b>Packaged Unit</b> [DOAS-3]	RTU, Roof-Mounted	10 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS010AHHG4PC	SLPU230260205	2023		
33	10219364	D3050	<b>Packaged Unit</b> [DOAS-4]	RTU, Roof-Mounted	18 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS018AHHG4PC-4	FBOU230400745	2023		
34	10219206	D3050	<b>Packaged Unit</b> [DOAS-5]	RTU, Roof-Mounted	20 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS020AHHG4PC-4	FBOU230400746	2023		
35	10219296	D3050	<b>Packaged Unit</b> [DOAS-6]	RTU, Roof-Mounted	20 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS020AHHG4PC-4	FBOU230400747	2023		
36	10219316	D3050	<b>Packaged Unit</b> [DOAS-7]	RTU, Roof-Mounted	16 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS016AHHG4PC-4	FBOU230401201	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	10219284	D3050	<b>Packaged Unit</b> [DOAS-8]	RTU, Roof-Mounted	10 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS010AHHG4PC	SLPU230260206	2023		
38	10219393	D3050	<b>Packaged Unit</b> [DOAS-9]	RTU, Roof-Mounted	7 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS007AHHG4PC	SLPU230369624	2023		
39	10219260	D3050	<b>Packaged Unit</b> [RHPU-1]	RTU, Roof-Mounted	6 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS006AHHG4PW	SLPU230266169	2023		
40	10219440	D3050	<b>Packaged Unit</b> [RHPU-2]	RTU, Roof-Mounted	20 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS020AHHG4PW-4	FBOU230401202	2023		
41	10219231	D3050	<b>Packaged Unit</b> [RHPU-3]	RTU, Roof-Mounted	12 TON	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Daikin Industries	DPS012AHHG4PW	SLPU230260204	2023		
42	10219308	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	250 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1990		
43	10219367	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Diameter	1200 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	10219255	D3060	<b>Exhaust Fan</b> [EF-1]	Centrifugal, 12" Damper	200 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	90 ACEH 90C15DH	143PK40937-00/0000701	2023		
45	10219323	D3060	<b>Exhaust Fan</b> [EF-10]	Centrifugal, 12" Damper	300 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	90 ACEH 90C15DH	143PK40937-00/0004602	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	10219406	D3060	<b>Exhaust Fan</b> [EF-15]	Centrifugal, 12" Damper	250 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
47	10219450	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 12" Damper	150 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	90 ACEM 90C10DM	143PK40937-00/0002001	2023		
48	10219209	D3060	<b>Exhaust Fan</b> [EF-3]	Centrifugal, 12" Damper	800 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	135 ACE 135C10D	143PK40937-00/0003301	2023		
49	10219313	D3060	<b>Exhaust Fan</b> [EF-4]	Centrifugal, 12" Damper	1000 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	120 ACRU 120R15D	143SK40937-01/0002101	2023		
50	10219396	D3060	<b>Exhaust Fan</b> [EF-5]	Centrifugal, 12" Damper	300 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	90 ACEH 90C15DH	143PK40937-00/0004601	2023		
51	10219448	D3060	<b>Exhaust Fan</b> [EF-6]	Centrifugal, 12" Damper	400 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	101 ACRU 101R15D	143SK40937-01/0003501	2023		
52	10219365	D3060	<b>Exhaust Fan</b> [EF-7]	Centrifugal, 12" Damper	400 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	90 ACEH 90C15DH	143PK40937-00/0005901	2023		
53	10219418	D3060	<b>Exhaust Fan</b> [EF-8]	Centrifugal, 24" Damper	3200 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	245 ACE 245C5B	143SK40937-01/0000701	2023		
54	10219446	D3060	<b>Exhaust Fan</b> [EF-9]	Centrifugal, 12" Damper	1000 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Roof	Loren Cook Company	120 ACE 12015D	143PK40937-00/0007201	2023		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
55	10219397	D3060	<b>Exhaust Fan</b> [EF-9]	Roof or Wall-Mounted, 24" Damper	2500 CFM	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Ruskin	CD45	03/09/23	2023		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10219311	D4010	<b>Backflow Preventer</b>	Fire Suppression	6 IN	Dr. Ronald E. McNair Elementary School / Main Building	Sprinkler Control Room 179 Addition	Zurn Wilkins	350AST	38650	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10219370	D5010	<b>Generator</b>	Gas or Gasoline	100 KW	Dr. Ronald E. McNair Elementary School / Main Building	Building Exterior	Kohler	100REZGD	3349GMGK0024	2019		
2	10219342	D5010	<b>Automatic Transfer Switch [ATS LIFE SAFETY]</b>	ATS	200 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Kohler	MPAC 1200	No dataplate	2019		
3	10219336	D5010	<b>Automatic Transfer Switch [ATS NON-LIFE SAFETY]</b>	ATS	200 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Kohler	MPAC 1200	No dataplate	2019		
4	10219299	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	300 KVA	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Square D	300T3HF-CU	201152	1990		
5	10219331	D5020	<b>Secondary Transformer [TRANSFORMER LIFE SAFETY]</b>	Dry, Stepdown	30 KVA	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Square D	Inaccessible	Inaccessible	2019		
6	10219399	D5020	<b>Secondary Transformer [TRANSFORMER NON-LIFE SAFETY]</b>	Dry, Stepdown	30 KVA	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Square D	Inaccessible	Inaccessible	2019		
7	10219205	D5020	<b>Secondary Transformer [XFMR TDPB]</b>	Dry, Stepdown	112.5 KVA	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 178 Addition	GE	9T10A1005	2023	2023		
8	10219259	D5020	<b>Switchboard [MAIN]</b>	277/480 V	2000 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Square D	QED B/P	1292827A	1990		
9	10219382	D5020	<b>Distribution Panel [DPA]</b>	277/480 V	800 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 178 Addition	ABB	IN2408NN3H4	2023	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10219257	D5020	<b>Distribution Panel [DPB]</b>	120/208 V	400 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 178 Addition	GE	AQF3304JBX	2023	2023		
11	10219302	D5020	<b>Distribution Panel [M1]</b>	277/480 V	400 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 178 Addition	GE	AEF3424MBX	2023	2023		
12	10219214	D5020	<b>Distribution Panel [PANEL BR]</b>	277/480 V	600 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	Square D	HCW1292827-233	1990	1990		
13	10219233	D5020	<b>Distribution Panel [PANEL MDP]</b>	120/208 V	1000 AMP	Dr. Ronald E. McNair Elementary School / Main Building	Electrical Room 164C.1	Square D	HCWM1292827-227	1990	1990		
14	10219372	D5030	<b>Variable Frequency Drive [P-1]</b>	VFD, by HP of Motor	7.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	ABB	ACH580-BCR-012A-4+B056+F267	2223803143	2023		
15	10219223	D5030	<b>Variable Frequency Drive [P-2]</b>	VFD, by HP of Motor	7.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	ABB	ACH580-BCR-012A-4+B056+F267	2223803167	2023		
16	10219419	D5030	<b>Variable Frequency Drive [P-3]</b>	VFD, by HP of Motor	1.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	ABB	ACH580-BCR-03A0-4+B056+F267	2223800983	2023		
17	10219237	D5030	<b>Variable Frequency Drive [P-4]</b>	VFD, by HP of Motor	1.5 HP	Dr. Ronald E. McNair Elementary School / Main Building	Mechanical Room 164C	ABB	ACH580-BCR-03A0-4+B056+F267	2223800932	2023		

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	10219228	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Dr. Ronald E. McNair Elementary School / Main Building	Building Services Office	Silent Knight	5820XL-EVS	No dataplate	2023		
2	10219376	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Dr. Ronald E. McNair Elementary School / Main Building	Vestibule	Silent Knight	EVS-RCU	No dataplate	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10219318	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen						
2	10219395	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen						
3	10219327	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate		No dataplate		
4	10219297	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Trenton Refrigeration	RMC58D4		23E00095		
5	10219394	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Colorpoint					
6	10219358	E1030	<b>Foodservice Equipment</b>	Freezer, Chest		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible		Inaccessible		
7	10219250	E1030	<b>Foodservice Equipment</b>	Icemaker, Tabletop		Dr. Ronald E. McNair Elementary School / Main Building	Staff Lounge	No dataplate	No dataplate		No dataplate		
8	10219289	E1030	<b>Foodservice Equipment</b>	Prep Table Refrigerated, Salad/Sandwich		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Low Temp Industries Inc.	K60-CFT		E90C2944		
9	10219392	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Traulsen	RHT 1-32WUT		M4 35670 5M		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	10219402	E1030	<b>Foodservice Equipment</b>	Steamer, Freestanding		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Colorpoint	KCH2M-CPA	E90B2045			
11	10219437	E1030	<b>Foodservice Equipment</b>	Trash Compactor, 600 LB		Dr. Ronald E. McNair Elementary School / Main Building	Trash Room	Harmony Enterprises, Inc.	450SS	450SS-1030			
12	10219441	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Dr. Ronald E. McNair Elementary School / Main Building	Roof	Trenton Refrigeration	TESA015L8-HT3C-F	182300264			
13	10219332	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Dr. Ronald E. McNair Elementary School / Main Building	Roof	Bally	Illegible	Illegible			
14	10219234	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Trenton Refrigeration	No dataplate	No dataplate			
15	10219306	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	BOHN	No dataplate	No dataplate			
16	10219218	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	34773/8-3-W	DX89849302			
17	10219200	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Dr. Ronald E. McNair Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	34773/8-3L-W	DX89849301			
18	10219197	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Dr. Ronald E. McNair Elementary School / Main Building	Hallways & Common Areas						2