

FACILITY CONDITION ASSESSMENT



prepared for

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



Mill Creek Towne Elementary School
17700 Park Mill Drive
Rockville, MD 20855

PREPARED BY:

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August 20, 2025

ON SITE DATE:

April 29-30, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	17700 Park Mill Drive, Rockville, MD 20855
Site Developed	1966 Renovated 2000
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 29-30, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Bruno Smith
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Mill Creek Towne Elementary School was constructed in 1976 on a previously undeveloped parcel of land in a residential area of Rockville. The school has operated as an elementary school throughout its nearly 50-year history and currently serves about 480 pre-K through 5th grade students. The school has undergone expansions and renovations in 1970 (12,500 SF), 1975 (5,849 SF), and 2000 (16,739 SF) bringing the main school building to its current size of 67,900 square feet. The school campus also consists of portable classroom buildings constructed in 2020.

Architectural

The building structure is comprised of a masonry superstructure with steel-framed roofs. The exterior walls are brick on the main building and EIFS on the portable classrooms. The walls currently show no deficiencies, but will require periodic cleaning, sealing, and maintenance in the future. The double-paned aluminum windows were updated during the 2000 renovation and remain in satisfactory condition along with the steel entry and service doors. The main roof is a built-up system with stone ballast accented with limited areas of metal roofing. The portable classroom buildings contain a TPO membrane while the covered walkways in that area have a modified bitumen system. The building interior consists of typical institutional finishes along with commercial-grade doors and door hardware and durable casework located throughout the school. The school retains a modern appearance and evidence of a rigorous and proactive maintenance approach that includes cleaning, repainting, and floor polishing is evident in the school. Overall, typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A passenger elevator dating from 2000 provides access to the school's second level and is current with inspections and is reported to be reliable. Domestic water for the commercial kitchen and the restrooms and sinks located throughout the school is supplied by a commercial gas water heater. The plumbing fixtures and water supply piping remain in satisfactory condition with no immediate needs anticipated. There are no systemic issues with the sanitary piping despite its age. The school's HVAC system is primarily a central system consisting of gas-fired boilers, an air-cooled chiller, and air handlers and distribution pumps feeding a variety of terminal units throughout the school. The non-central and supplemental components include rooftop package units, condensing units with DX fan coil units, and ductless split-systems. Duct heaters are integrated into the distribution system to supply heating when needed during the winter months. Most of the primary HVAC system components and infrastructure were installed during the 2000 renovation and expansion, but there the chiller dates from 2023. Heating and cooling for the portable classrooms is supplied by wall-mounted heat pumps. A sprinkler system provides fire suppression for the entire facility.

The electrical system, including a 1,600-amp switchboard, dates from the 2000 renovation. Emergency power is provided by a 35-kW natural gas generator to keep refrigeration and life-safety elements functioning in the event of an outage. The electrical system is reported to be adequately sized. The interior lighting system still primarily consists of linear fluorescent fixtures. The fire alarm system which contains a fully addressable panel near the main office functions adequately. The commercial kitchen equipment is generally serviceable with no issues reported by the kitchen manager. A portion of the equipment has been updated. The security/surveillance equipment has been recently updated and was observed to function well. Typical lifecycle and as-needed replacements and continued maintenance of the MEPF equipment is encouraged and anticipated.

Site

There are asphalt parking lots and drive aisles to the north and east of the school. The pavement surface has held up well and does not require immediate attention. There is a small kindergarten playground to the north of the school and a larger playground and playing fields to the south. The wood chip play surfaces are recommended to be replaced with poured rubber during the next playground renovation. There are playing courts next to the main playground that are in satisfactory condition and provide students with additional outdoor recreation opportunities. The concrete walkways are generally in fair condition. Site lighting is reported to be adequate and is supplied by pole lights distributed throughout the parking areas and building-mounted fixtures surrounding the school. Site improvements with the stated goal of making the site more accessible and safer for pedestrians and bicycles are scheduled for 2028.

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.

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 0.502902.

Immediate Needs

Facility/Building	Total Items	Total Cost
Mill Creek Towne Elementary School / Main Building	1	\$1,400
Total	1	\$1,400

Main Building

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9286936	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$1,400
Total (1 items)						\$1,400

Key Findings



Food Service Equipment in Poor condition.

Trash Compactor, 600 LB
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School Compactor
Room

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

\$\$\$\$

The trash compactor is excessively aged and shows significant wear. Replacement with a new unit is encouraged. - AssetCALC ID: 9287001



Split System Ductless in Poor condition.

Single Zone, Condenser and Evaporator, 0.75
to 1 TON
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

The ductless split system has become excessively aged and is due for replacement. - AssetCALC ID: 9287034



Split System in Poor condition.

Condensing Unit/Heat Pump
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School Roof

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

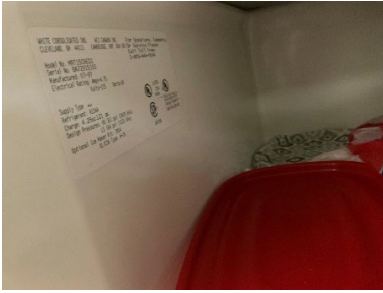
Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

The condensing unit is excessively aged and shows significant wear. Replacement with a new unit is encouraged. - AssetCALC ID: 9287056



Residential Appliances in Poor condition.

Refrigerator, 14 to 18 CF
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School 115

Uniformat Code: E1060
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

The refrigerator is excessively aged and shows significant wear. Replacement with a new unit is encouraged. - AssetCALC ID: 9286997



Split System Ductless in Poor condition.

Single Zone
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

The condensing unit is excessively aged and shows significant wear. Replacement with a new unit is encouraged. - AssetCALC ID: 9286986



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Mill Creek Towne Elementary School Mill
Creek Towne Elementary School Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,400

\$\$\$\$

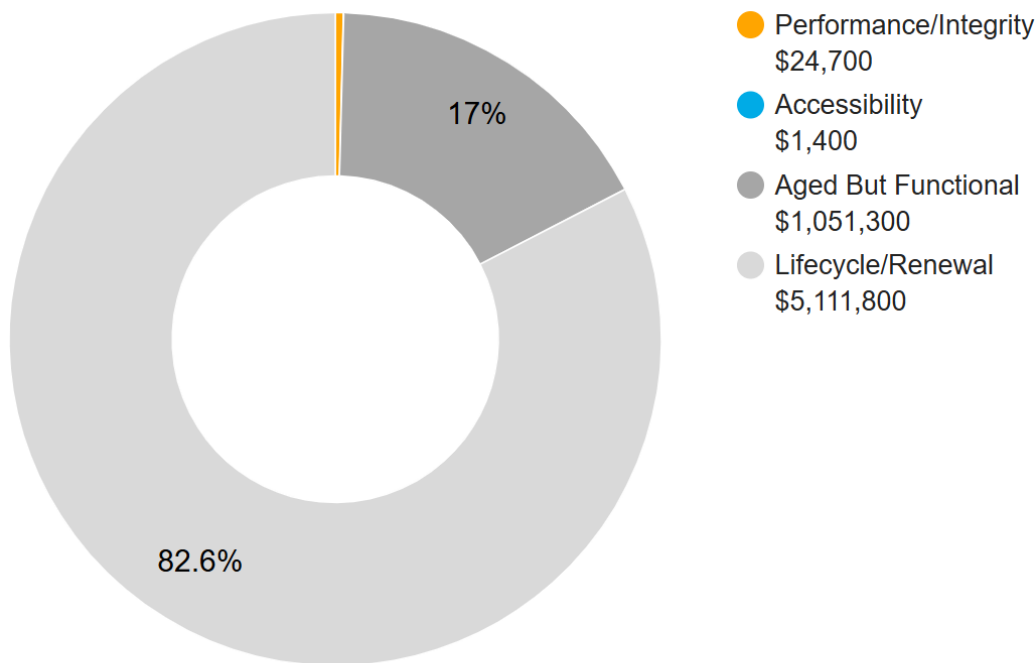
The piping below the sinks needs to be wrapped to offer protection. - AssetCALC ID: 9286936

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$6,189,200

2. Main Elementary School Building



Main Elementary School Building: Systems Summary

Address	17700 Park Mill Drive, Rockville, MD 20855	
GPS Coordinates	39.1463757, -77.1537585	
Constructed/Renovated	1966 / 2000	
Building Area	67,900 SF	
Number of Stories	2 above grade levels	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Curved construction with metal finish	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: VCT, carpet, ceramic tile, quarry tile, maple wood sports floor, coated concrete Ceilings: Suspended ACT, painted gypsum, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving both floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Commercial gas water heaters with integral tanks Fixtures: Toilets and sinks in all restrooms; Urinals in boy's rooms	Fair

Main Elementary School Building: Systems Summary

HVAC	Central System: Boilers, chiller and air handlers feeding fan coil and unit ventilator terminal units Supplemental components: Split-system condensing units; Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$136,400	\$82,800	\$161,300	\$380,600
Roofing	-	-	-	\$852,300	\$75,100	\$927,400
Interiors	-	-	\$43,200	\$885,800	\$903,000	\$1,832,000
Conveying	-	-	\$74,200	-	\$16,300	\$90,400
Plumbing	-	-	\$42,100	\$152,900	\$663,000	\$858,000
HVAC	-	\$12,200	\$857,400	\$305,100	\$693,200	\$1,867,900
Fire Protection	-	-	\$96,400	-	-	\$96,400
Electrical	-	-	\$501,800	\$13,400	\$393,800	\$909,000
Fire Alarm & Electronic Systems	-	-	\$458,700	\$424,300	\$908,300	\$1,791,300
Equipment & Furnishings	-	\$14,000	\$362,200	<u>\$219,500</u>	\$79,000	\$674,700
Special Construction & Demo	-	-	-	-	\$144,500	\$144,500
Accessibility	\$1,400	-	-	-	-	\$1,400
TOTALS (3% inflation)	\$1,400	\$26,200	\$2,572,400	\$2,936,200	\$4,037,500	\$9,573,700

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

3. Portable Classrooms



Portable Classrooms: Systems Summary

Address	17700 Park Mill Drive, Rockville, MD 20855	
GPS Coordinates	39.1463757, -77.1537585	
Constructed	2020	
Building Area	7,360 SF	
Number of Stories	1 above grade level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional wood frame structure over concrete slab and footing	Good
Façade	Primary Wall Finish: EIFS Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: Suspended ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Wall-mounted heat pumps	Fair

Portable Classrooms: Systems Summary		
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Fed from main school building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
Fire Alarm	Smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Roofing	-	-	-	\$168,200	-	\$168,200
Interiors	-	-	-	\$16,400	\$95,700	\$112,200
HVAC	-	-	-	-	\$74,100	\$74,100
Electrical	-	-	-	-	\$64,800	\$64,800
Fire Alarm & Electronic Systems	-	-	-	-	\$53,300	\$53,300
Equipment & Furnishings	-	-	-	-	\$56,100	\$56,100
TOTALS (3% inflation)	-	-	-	\$184,600	\$344,100	\$528,700

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

4. Site Summary



Site Information		
Site Area	8.4 acres (estimated)	
Parking Spaces	78 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing Playgrounds and sports fields and courts with play equipment and surfaces Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,300	-	\$53,400	\$54,700
Roofing	-	-	-	\$43,000	-	\$43,000
Site Development	-	-	\$121,000	\$180,000	\$55,800	\$356,800
Site Pavement	-	-	\$29,900	\$34,700	\$742,900	\$807,500
Site Utilities	-	-	\$58,400	-	-	\$58,400
TOTALS (3% inflation)	-	-	\$210,600	\$257,800	\$852,100	\$1,320,500

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1966 / 2000	No	No
Main School Building	1966 / 1970, 1975, 2000	No	No
Portable Classrooms	2020	No	No

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

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. 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.

8. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Mill Creek Towne Elementary School, 17700 Park Mill Drive, Rockville, MD 20855, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

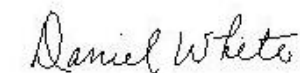
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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9. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PORTABLE CLASSROOMS



6 - MAIN ENTRANCE

Photographic Overview



7 - ROOF OVERVIEW



8 - LOBBY



9 - MAIN OFFICE



10 - CAFETERIA



11 - COMMERCIAL KITCHEN



12 - LIBRARY

Photographic Overview



13 - GYMNASIUM



14 - TYPICAL CLASSROOM



15 - TYPICAL CLASSROOM



16 - ART CLASSROOM



17 - MUSIC CLASSROOM



18 - TYPICAL HALLWAY

Photographic Overview



19 - PASSENGER ELEVATOR



20 - ELEVATOR MACHINERY



21 - WATER HEATER



22 - RESTROOM FIXTURES



23 - HVAC BOILERS



24 - AIR-COOLED CHILLER

Photographic Overview



25 - ENERGY RECOVERY UNIT



26 - AIR HANDLER



27 - BAS/HVAC CONTROLS



28 - HVAC DISTRIBUTION PUMPS



29 - UNIT VENTILATOR



30 - SPLIT SYSTEM UNITS

Photographic Overview



31 - WALL-MOUNTED HEAT PUMP



32 - FIRE SPRINKLER RISERS



33 - SPRINKLER HEAD



34 - MAIN ELECTRICAL EQUIPMENT



35 - INTERIOR LIGHTING SYSTEM



36 - EMERGENCY GENERATOR

Photographic Overview



37 - FIRE ALARM PANEL



38 - FIRE ALARM SYSTEM COMPONENTS



39 - SECURITY/SURVEILLANCE SYSTEM



40 - INTERCOM/PA SYSTEM



41 - FOODSERVICE EQUIPMENT



42 - MAIN PARKING AREA

Photographic Overview



43 - SECONDARY PARKING AREA



44 - PLAYGROUND 1



45 - PLAYGROUND 2



46 - PLAYING COURTS AND FIELDS



47 - SITE FENCING



48 - POLE LIGHT

Appendix B:

Site Plan(s)

Site Plan



Project Number

172559.25R000-079.354

Source

Google

Project Name

Mill Creek Towne Elementary School

On-Site Date

April 29, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Mill Creek Towne Elementary School

Name of person completing form: Bruno Smith

Title / Association w/ property: Head Custodian

Length of time associated w/ property: 5 years

Date Completed: 4/29/2025

Phone Number: 240.740.1820

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 1966	Renovated 2000	
2	Building size in SF	67,900 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New chiller.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Second level has poor ventilation. Cooling issues.		

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Mill Creek Towne Elementary School

BV Project Number: 172559.25R000-079.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

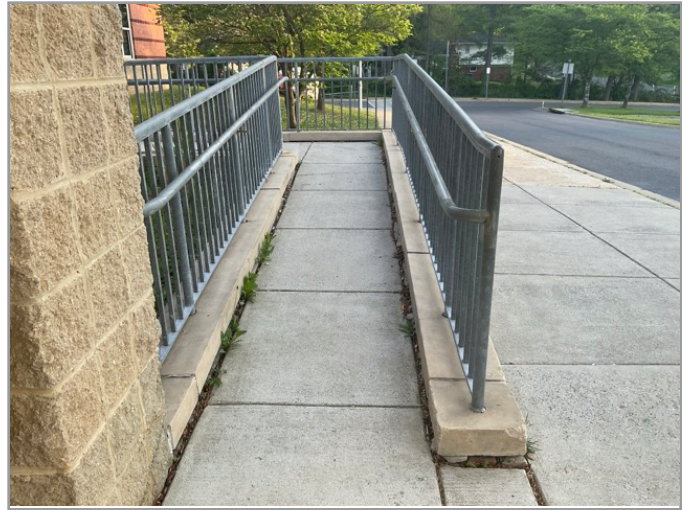
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

Question		Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	✗			
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



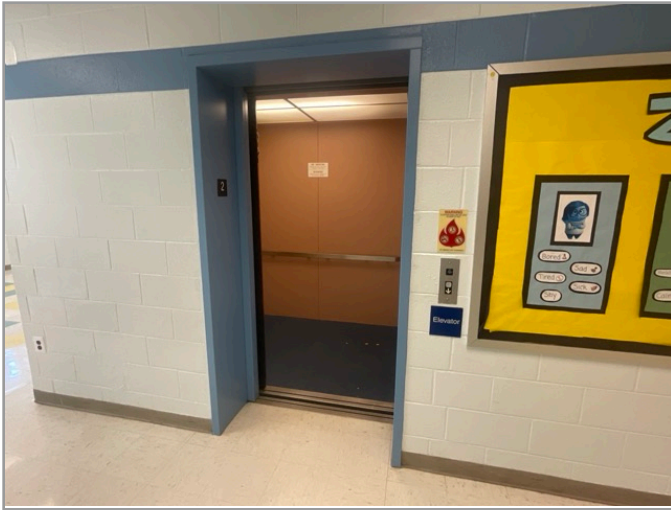
DOOR HARDWARE

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



PASSENGER ELEVATOR



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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



RESTROOM SINKS

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?			✕	
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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 | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	49,100 SF	50	9287035
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	67,900 SF	50	9287015
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	21,300 SF	10	9287018
B2020	Building Exterior	Fair	Glazing, any type by SF	2,140 SF	5	9287044
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	22	20	9287050
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	10	9287031
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	10	9286958
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	45,300 SF	10	9287010
B3010	Roof	Fair	Roofing, Metal	3,200 SF	20	9287049
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	138	20	9286989
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	36	20	9286924
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	8	20	9287039
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	51,300 SF	10	9286955
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	21	10	9287058
C1090	Throughout Building	Fair	Signage, Wall-Mounted, Room Identification	67,900 SF	5	9287016
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,650 SF	15	9287030
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	75,600 SF	9	9287026
C2010	Commercial Kitchen	Fair	Wall Finishes, Ceramic Tile	1,360 SF	20	9286917
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	440 SF	10	9287023
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	8,400 SF	8	9287037

Component Condition Report | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	55,600 SF	10	9286984
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,180 SF	5	9286929
C2030	Hallways & Common Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,120 SF	5	9286994
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	1,220 SF	5	9287043
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,240 SF	15	9286939
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,120 SF	25	9286980
C2050	Throughout Building	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,620 SF	9	9286949
C2050	Commercial Kitchen	Fair	Ceiling Finishes, Vinyl	1,120 SF	10	9287011
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	1,130 SF	9	9286950
Conveying						
D1010	121	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	5	9287051
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	9287013
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	67,900 SF	15	9286975
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	22	10	9286974
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	5	9286944
D2010	Restrooms	Fair	Urinal, Standard	7	10	9286982
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	10	9286911
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	12	9287032
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	3	3	9286978
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	27	10	9286946
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	3	9286966
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	15	9287014
D2030	Throughout Building	Fair	Plumbing System, Rain Water Drainage, High Density	67,900 SF	15	9287007
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	3	9286985

Component Condition Report | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2060	Boiler Room	Good	Supplemental Components, Compressed Air Dryer, Process Support	1	14	9287008
HVAC						
D3020	Throughout Building	Fair	Unit Heater, Electric	8	5	9286914
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	9287024
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	9286919
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	15	9287022
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1	8	9287047
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM	4	8	9286968
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	9286920
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9286981
D3030	Roof	Poor	Split System Ductless, Single Zone	1	1	9286986
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9287019
D3030	Building Exterior	Good	Chiller, Air-Cooled	1	23	9286923
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9286967
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump	1	1	9287056
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	14	9286951
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	18	8	9286931
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump	1	14	9286921
D3030	Roof	Poor	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	1	9287034
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9286990
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9287048
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	8	8	9287009
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9287061
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9287054
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9286935

Component Condition Report | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9286993
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [ERU-B]	1	5	9286991
D3050	100G	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	3	9287033
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	67,900 SF	5	9287062
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	8	8	9287053
D3050	101B	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	9286927
D3050	113	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	3	9286918
D3050	Penthouse	Fair	Air Handler, Interior AHU, Easy/Moderate Access [HV-1]	1	5	9286976
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	67,900 SF	15	9286932
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [ERU-A]	1	5	9286961
D3050	20	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-4]	1	3	9286962
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9286937
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9286988
D3050	20	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-5]	1	3	9286925
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-29]	1	2	9286960
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-9]	1	3	9286953
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-17]	1	3	9286995
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10]	1	3	9286922
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-28]	1	3	9286996
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-18]	1	3	9286963
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-27]	1	3	9286934
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [EF-19]	1	3	9287059
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-51]	1	3	9287027
Fire Protection						
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	5	9287038

Component Condition Report | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	67,900 SF	5	9287055
Electrical						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1	3	9286964
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS	1	3	9286987
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9286971
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [MDP]	1	5	9286943
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	5	9286912
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	15	9286948
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9286999
D5030	113	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	8	9286954
D5030	100G	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	8	9287040
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	67,900 SF	15	9287002
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	67,900 SF	3	9286915
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	5	9287057
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	10	15	9287012
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	14	3	9287029
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	67,900 SF	10	9286998
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	67,900 SF	5	9286973
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	67,900 SF	12	9287020
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	67,900 SF	10	9287045
D7050	101C	Fair	Fire Alarm Panel, Fully Addressable	1	5	9287025
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	67,900 SF	3	9286957
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	9286956

Component Condition Report | Mill Creek Towne Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020	Site General	Fair	Covered Walkway, Wood	3,200 SF	20	9286983
Accessibility						
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	18	0	9286936

Component Condition Report | Mill Creek Towne Elementary School / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout building	Good	Slab-on-Grade, Concrete	7,360 SF	70	9361393
B1010	Throughout building	Good	Structural Framing, Wood	7,360 SF	70	9361394
Facade						
B2010	Building Exterior	Good	Exterior Walls, Insulated Finishing System (EIFS)	4,360 SF	25	9287036
B2020	Building Exterior	Good	Glazing, any type by SF	280 SF	25	9361384
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	18	35	9361392
Roofing						
B3010	Portables Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,360 SF	10	9286916
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	24	20	9361383
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	6,850 SF	20	9361385
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	8,400 SF	9	9361386
HVAC						
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9287052
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	13	9286945
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	13	9287004
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9287046
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9286977

Component Condition Report | Mill Creek Towne Elementary School / Portables

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9287006
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9286941
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	14	9286952
D3030	Building Exterior	Fair	Heat Pump, Packaged & Wall-Mounted	1	13	9286979
Electrical						
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,360 SF	35	9361388
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	12	15	9286938
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	7,360 SF	15	9361387
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	7,360 SF	15	9361391
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,360 SF	15	9361390
Equipment & Furnishings						
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	120 LF	15	9361389


Component Condition Report | Mill Creek Towne Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	520 SF	20	9285854
B1080	Site	Fair	Stair/Ramp Rails, Metal, Refinish	740 LF	5	9285863
Roofing						
B3010	Covered walkway Roof	Fair	Roofing, Modified Bitumen	3,200 SF	10	9287000
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	57,400 SF	20	9285851
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	57,400 SF	5	9285865
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	2,230 LF	20	9285848

Component Condition Report | Mill Creek Towne Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	10,600 SF	20	9285856
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	7,850 SF	5	9285857
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9285866
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9285852
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	8,400 SF	3	9285845
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	5	9285846
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9285859
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	5	9285855
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9285847
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	9285849
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	9285860
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	1,180 SF	25	9285853
G2060	Site	Fair	Park Bench, Metal Powder-Coated	12	5	9285868
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,080 LF	10	9285861
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	12	5	9285858
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	9285864
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	10	9285867
G2060	Site	Fair	Flagpole, Metal	1	10	9285850
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	6	10	9285869
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	5	9285862

Appendix F: Replacement Reserves

Replacement Reserves Report																																				
5/23/2025																																				
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													
Mill Creek Towne Elementary School		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0													
Mill Creek Towne Elementary School / Main Building		\$1,440	\$24,720	\$1,485	\$915,651	\$0	\$1,656,786	\$0	\$0	\$392,091	\$162,457	\$2,381,667	\$0	\$197,040	\$0	\$47,495	\$1,901,671	\$17,652	\$0	\$550,652	\$209,912	\$1,113,061	\$9,573,780													
Mill Creek Towne Elementary School / Portables		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,440	\$168,151	\$0	\$0	\$24,231	\$49,915	\$174,218	\$0	\$0	\$0	\$22,094	\$73,644	\$528,694													
Mill Creek Towne Elementary School / Site		\$0	\$0	\$0	\$18,358	\$0	\$192,283	\$0	\$0	\$21,282	\$0	\$236,489	\$0	\$0	\$24,671	\$0	\$41,972	\$0	\$0	\$28,601	\$0	\$756,815	\$1,320,470													
Grand Total		\$1,440	\$24,720	\$1,485	\$934,008	\$0	\$1,849,069	\$0	\$0	\$413,372	\$178,897	\$2,786,307	\$0	\$197,040	\$48,902	\$97,411	\$2,117,860	\$17,652	\$0	\$579,253	\$232,006	\$1,943,520	\$11,422,944													
Mill Creek Towne Elementary School																																				
Mill Creek Towne Elementary School / Main Building																																				
Unifor mat Code	Location Description	ID	Cost Description		Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
B2010	Building Exterior	9287018	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain		20	10	10	21300	SF	\$1.86	\$39,618											\$39,618											\$39,618			
B2020	Building Exterior	9287044	Glazing, any type by SF, Replace		30	25	5	2140	SF	\$55.00	\$117,700							\$117,700																\$117,700		
B2050	Building Exterior	9286958	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace		30	20	10	12	EA	\$1,300.00	\$15,600											\$15,600											\$15,600			
B2050	Building Exterior	9287050	Exterior Door, Steel, Commercial, Replace		40	20	20	22	EA	\$4,060.00	\$89,320																				\$89,320		\$89,320			
B2050	Building Exterior	9287031	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace		30	20	10	2	EA	\$3,200.00	\$6,400											\$6,400											\$6,400			
B3010	Roof	9287049	Roofing, Metal, Replace		40	20	20	3200	SF	\$13.00	\$41,600																				\$41,600		\$41,600			
B3010	Roof	9287010	Roofing, Built-Up, Replace		25	15	10	45300	SF	\$14.00	\$634,200											\$634,200											\$634,200			
C1030	Throughout Building	9286989	Interior Door, Wood, Solid-Core Commercial, Replace		40	20	20	138	EA	\$700.00	\$96,600																				\$96,600		\$96,600			
C1030	Hallways & Common Areas	9286924	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace		40	20	20	36	EA	\$950.00	\$34,200																				\$34,200		\$34,200			
C1030	Throughout Building	9287039	Interior Door, Steel, Standard, Replace		40	20	20	8	EA	\$600.00	\$4,800																				\$4,800		\$4,800			
C1070	Throughout Building	9286955	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	15	10	51300	SF	\$3.50	\$179,550											\$179,550											\$179,550			
C1090	Restrooms	9287058	Toilet Partitions, Plastic/Laminate, Replace		20	10	10	21	EA	\$750.00	\$15,750											\$15,750											\$15,750			
C1090	Throughout Building	9287016	Signage, Wall-Mounted, Room Identification, Replace		30	25	5	67900	SF	\$0.10	\$6,790						\$6,790																\$6,790			
C2010	Restrooms	9287030	Wall Finishes, Ceramic Tile, Replace		40	25	15	4650	SF	\$18.00	\$83,700																\$83,700						\$83,700			
C2010	Commercial Kitchen	9286917	Wall Finishes, Ceramic Tile, Replace		40	20	20	1360	SF	\$18.00	\$24,480																				\$24,480		\$24,480			
C2010	Gymnasium	9287023	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace		15	5	10	440	SF	\$16.80	\$7,392											\$7,392											\$7,392			
C2010	Throughout Building	9287026	Wall Finishes, any surface, Prep & Paint		10	1	9	75600	SF	\$1.50	\$113,400										\$113,400									\$113,400			\$226,800			
C2030	Hallways & Common Areas	9286994	Flooring, any surface, w/ Paint or Sealant, Prep & Paint		10	5	5	3120	SF	\$1.50	\$4,680						\$4,680										\$4,680						\$9,360			
C2030	Restrooms	9286939	Flooring, Ceramic Tile, Replace		40	25	15	4240	SF	\$18.00	\$76,320																\$76,320						\$76,320			
C2030	Stage	9287043	Flooring, Wood, Strip, Refinish		10	5	5	1220	SF	\$4.00	\$4,880						\$4,880										\$4,880						\$9,760			
C2030	Throughout Building	9286984	Flooring, Vinyl Tile (VCT), Replace		15	5	10	55600	SF	\$5.00	\$278,000											\$278,000											\$278,000			
C2030	Throughout Building	9287037	Flooring, Carpet, Commercial Standard, Replace		10	2	8	8400	SF	\$7.50	\$63,000									\$63,000								\$63,000					\$126,000			
C2030	Gymnasium	9286929	Flooring, Wood, Sports, Refinish		10	5	5	4180	SF	\$5.00	\$20,900						\$20,900										\$20,900						\$41,800			
C2050	Throughout Building	9286949	Ceiling Finishes, exposed irregular elements, Prep & Paint		10	1	9	1620	SF	\$2.50	\$4,050										\$4,050									\$4,050		\$8,100				
C2050	Throughout Building	9286950	Ceiling Finishes, any flat surface, Prep & Paint		10	1	9	1130	SF	\$2.00	\$2,260										\$2,260									\$2,260		\$4,520				
C2050	Commercial Kitchen	9287011	Ceiling Finishes, Vinyl, Replace		30	20	10	1120	SF	\$2.50	\$2,800											\$2,800											\$2,800			
D1010	121	9287051	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	25	5	1	EA	\$55,000.00	\$55,000						\$55,000																\$55,000			
D1010	Elevator	9287013	Elevator Cab Finishes, Standard, Replace		15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000														\$9,000		\$18,000			
D2010	Boiler Room	9286966	Water Heater, Gas, Commercial (200 MBH), Replace		20	17	3	1	EA	\$16,600.00	\$16,600					\$16,600																	\$16,600			
D2010	Boiler Room	9286944	Backflow Preventer, Domestic Water, Replace		30	25	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400			
D2010	Throughout Building	9286975	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace		40	25	15	67900	SF	\$5.00	\$339,500																\$339,500						\$339,500			
D2010	Main Building	9286978	Drinking Fountain, Wall-Mounted, Bi-Level, Replace		15	12	3	3	EA	\$1,500.00	\$4,500					\$4,500													\$4,500			\$9,000				
D2010	Restrooms	9286974	Sink/Lavatory, Wall-Hung, Replace		30	20	10	22	EA	\$1,700.00	\$37,400											\$37,400											\$37,400			
D2010	Restrooms	9286982	Urinal, Standard, Replace		30	20	10	7	EA	\$1,100.00	\$7,700											\$7,700											\$7,700			
D2010	Throughout Building	9286911	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	20	10	28	EA	\$1,200.00	\$33,600											\$33,600											\$33,600			
D2010	Restrooms	9286946	Toilet, Commercial Water Closet, Replace		30	20	10	27	EA	\$1,300.00	\$35,100											\$35,100											\$35,100			
D2010	Hallways & Common Areas	9287032	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	3	12	2	EA	\$1,200.00	\$2,400												</													

Replacement Reserves Report

5/23/2025

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	
D3020	Boiler Room	9286919	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400						\$60,400																\$60,400	
D3020	Throughout Building	9286914	Unit Heater, Electric, Replace	20	15	5	8	EA	\$1,800.00	\$14,400						\$14,400																\$14,400	
D3020	Boiler Room	9287022	Boiler Supplemental Components, Expansion Tank, Replace	40	25	15	1	EA	\$13,000.00	\$13,000															\$13,000							\$13,000	
D3030	Roof	9286986	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	\$3,500.00	\$3,500		\$3,500															\$3,500					\$7,000	
D3030	Roof	9287056	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$3,400.00	\$3,400		\$3,400															\$3,400					\$6,800	
D3030	Roof	9287034	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	14	1	1	EA	\$3,500.00	\$3,500		\$3,500															\$3,500					\$7,000	
D3030	Roof	9286981	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$17,200.00	\$17,200				\$17,200																\$17,200			\$34,400
D3030	Roof	9287019	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$17,200.00	\$17,200				\$17,200																\$17,200			\$34,400
D3030	Roof	9286967	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$12,800.00	\$12,800				\$12,800																\$12,800			\$25,600
D3030	Roof	9286990	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$17,200.00	\$17,200				\$17,200																\$17,200			\$34,400
D3030	Roof	9287047	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	7	8	1	EA	\$4,800.00	\$4,800									\$4,800													\$4,800	
D3030	Throughout Building	9286968	Unit Ventilator, approx/nominal 4 Ton, 1251 to 1500 CFM, Replace	20	12	8	4	EA	\$10,600.00	\$42,400									\$42,400														\$42,400
D3030	Classrooms General	9286931	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	12	8	18	EA	\$9,000.00	\$162,000									\$162,000														\$162,000
D3030	Roof	9286920	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$4,800.00	\$4,800										\$4,800													\$4,800
D3030	Roof	9286951	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$4,600.00	\$4,600															\$4,600								\$4,600
D3030	Roof	9286921	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	\$7,100.00	\$7,100															\$7,100								\$7,100
D3050	Boiler Room	9287048	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$13,600.00	\$13,600				\$13,600																			\$13,600
D3050	Boiler Room	9287061	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500
D3050	Boiler Room	9287054	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500
D3050	Boiler Room	9286935	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$13,600.00	\$13,600				\$13,600																			\$13,600
D3050	Boiler Room	9286993	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	\$13,600.00	\$13,600				\$13,600																			\$13,600
D3050	Boiler Room	9286937	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500
D3050	Boiler Room	9286988	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500
D3050	Throughout Building	9286932	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	25	15	67900	SF	\$5.00	\$339,500																\$339,500							\$339,500
D3050	100G	9287033	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D3050	101B	9286927	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$9,200.00	\$9,200				\$9,200																			\$9,200
D3050	113	9286918	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D3050	20	9286962	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$22,000.00	\$22,000				\$22,000																			\$22,000
D3050	20	9286925	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	22	3	1	EA	\$15,000.00	\$15,000				\$15,000																			\$15,000
D3050	Roof	9286991	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$40,000.00	\$40,000						\$40,000																	\$40,000
D3050	Throughout Building	9287062	HVAC System, Ductwork, Medium Density, Replace	30	25	5	67900	SF	\$4.00	\$271,600						\$271,600																	\$271,600
D3050	Penthouse	9286976	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$40,000.00	\$40,000						\$40,000																	\$40,000
D3050	Roof	9286961	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	25	5	1	EA	\$40,000.00	\$40,000						\$40,000																	\$40,000
D3050	Throughout Building	9287009	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM, Replace	20	12	8	8	EA	\$1,670.00																								



Replacement Reserves Report



5/23/2025

Format 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	
D5020	Electrical Room	9286912	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300	
D5030	Throughout Building	9287002	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	67900	SF	\$2.50	\$169,750																\$169,750						\$169,750	
D5030	113	9286954	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$5,300.00	\$5,300									\$5,300													\$5,300	
D5030	100G	9287040	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$5,300.00	\$5,300									\$5,300													\$5,300	
D5040	Throughout Building	9286915	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	67900	SF	\$5.00	\$339,500				\$339,500																		\$339,500	
D5040	Building Exterior	9287029	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	14	EA	\$400.00	\$5,600				\$5,600																		\$5,600	
D5040	Gymnasium	9287057	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	15	5	20	EA	\$1,700.00	\$34,000						\$34,000																\$34,000	
D5040	Building Exterior	9287012	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	10	EA	\$800.00	\$8,000																\$8,000						\$8,000	
D6060	Throughout Building	9286998	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	67900	SF	\$1.65	\$112,035											\$112,035											\$112,035	
D7010	Throughout Building	9286973	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	10	5	67900	SF	\$3.25	\$220,675						\$220,675														\$220,675		\$441,350	
D7030	Throughout Building	9287020	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	67900	SF	\$2.00	\$135,800												\$135,800										\$135,800	
D7050	101C	9287025	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000														\$15,000		\$30,000	
D7050	Throughout Building	9287045	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	67900	SF	\$3.00	\$203,700											\$203,700											\$203,700	
D8010	Throughout Building	9286957	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	12	3	67900	SF	\$2.50	\$169,750				\$169,750															\$169,750			\$339,500	
E1030	Compactor Room	9287001	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	19	1	1	EA	\$13,000.00	\$13,000		\$13,000																				\$13,000	
E1030	Roof	9286956	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300															\$6,300			\$12,600	
E1030	101D	9286913	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200	
E1030	101D	9287041	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600			\$9,200	
E1030	Roof	9287003	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300															\$6,300			\$12,600	
E1030	101D	9286930	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																\$15,000	
E1030	101D	9286926	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280											\$8,280					\$16,560	
E1030	101D	9287028	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000	
E1030	101D	9287060	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500	
E1030	101D	9287005	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700											\$1,700											\$1,700	
E1030	101D	9287021	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	1	14	1	EA	\$2,700.00	\$2,700																						\$2,700	
E1030	101D	9286965	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	1	14	1	EA	\$5,700.00	\$5,700																\$5,700						\$5,700	
E1030	101D	9286928	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	1	14	1	EA	\$5,700.00	\$5,700																\$5,700						\$5,700	
E1040	Hallways & Common Areas	9286933	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000											\$3,000					\$6,000	
E1060	115	9286997	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	14	1	1	EA	\$600.00	\$600		\$600																\$600				\$1,200	
E1060	101C	9286970	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	10	5	1	EA	\$600.00	\$600						\$600															\$600	\$1,200	
E1060	115	9286942	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	5	10	1	EA	\$600.00	\$600											\$600											\$600	
E1060	115	9286972	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	0	15	1	EA	\$600.00	\$600																	\$600					\$600	
E1070	Stage	9286940	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	420	SF	\$13.00	\$5,460											\$5,460											\$5,460	
E1070	Gymnasium	9287042	Basketball Backboard, Wall-Mounted, Fixed	30	20	10	6	EA	\$3,580.00	\$21,480											\$21,480											\$21,480	
E2010	Throughout Building	9286947	Window Treatments, Operable Blinds, Fire-Resistant	20	10	10	2140	SF	\$5.42	\$11,599											\$11,599											\$11,599	
E2010	Throughout Building	9286969	Casework, Cabinetry, Standard, Replace	20	15	5	320	LF	\$300.00	\$96,000						\$96,000																\$96,000	
E2010	Classrooms General	9286992	Casework, Cabinetry, Standard, Replace	20	15	5	480	LF	\$300.00	\$144,000						\$144,000																\$144,000	
E2010	139	9287017	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	140	LF	\$480.00	\$67,200											\$67,200											\$67,200	
E2010	139	9286959	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	160	LF	\$330.00	\$52,800											\$52,800											\$52,800	
F1020	Site General	9286983	Covered Walkway, Wood, Replace	30	10	20	3200	SF	\$25.00	\$80,000																				\$80,000		\$80,000	
Y1050	Restrooms	9286936	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	18	EA	\$80.00	\$1,440	\$1,440																					\$1,440	
Totals, Unescalated											\$1,440	\$24,000	\$1,400	\$837,950	\$0	\$1,429,158	\$0	\$0	\$309,520	\$124,510	\$1,772,184	\$0	\$138,200	\$0	\$31,400	\$1,220,610	\$11,000	\$0	\$323,450	\$119,710	\$616,275		\$6,960,807
Totals, Escalated (3.0% inflation, compounded annually)											\$1,440	\$24,720	\$1,485	\$915,651	\$0	\$1,656,786	\$0	\$0	\$392,091	\$162,457	\$2,381,667	\$0	\$197,040	\$0	\$47,495	\$1,901,671	\$17,652	\$0	\$550,652	\$209,912	\$1,113,061		\$9,573,780

Mill Creek Towne Elementary School / Portables

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B3010	Portables Roof	9286916	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	10	10	7360	SF	\$17.00	\$125,120											\$125,120											\$125,120
C1030	Throughout Building	9361383	Interior Door, Wood, Solid-Core Commercial, Replace		40	20	20	24	EA	\$700.00	\$16,800																					\$16,800	\$16,800
C1070	Throughout Building	9361385	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	5	20	6850	SF	\$3.50	\$23,975																					\$23,975	\$23,975
C2010	Throughout Building	9361386	Wall Finishes, any surface, Prep & Paint		10	1	9	8400	SF	\$1.50	\$12,600										\$12,600											\$12,600	\$25,200
D3030	Building Exterior	9286945	Heat Pump, Packaged & Wall-Mounted, Replace		20	7	13	1	EA	\$5,500.00	\$5,500														\$5,500								\$5,500
D3030	Building Exterior	9287004	Heat Pump, Packaged & Wall-Mounted, Replace		20	7	13	1	EA	\$5,500.00	\$5,500														\$5,500								\$5,500

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Building Exterior	9286979	Heat Pump, Packaged & Wall-Mounted, Replace	20	7	13	1	EA	\$5,500.00	\$5,500														\$5,500								\$5,500
D3030	Building Exterior	9287052	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D3030	Building Exterior	9287046	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D3030	Building Exterior	9286977	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D3030	Building Exterior	9287006	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D3030	Building Exterior	9286941	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D3030	Building Exterior	9286952	Heat Pump, Packaged & Wall-Mounted, Replace	20	6	14	1	EA	\$5,500.00	\$5,500															\$5,500							\$5,500
D5040	Building Exterior	9286938	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	12	EA	\$400.00	\$4,800																\$4,800						\$4,800
D5040	Throughout Building	9361387	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	7360	SF	\$5.00	\$36,800																\$36,800						\$36,800
D6060	Throughout Building	9361391	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	7360	SF	\$1.65	\$12,144																\$12,144						\$12,144
D7050	Throughout Building	9361390	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	7360	SF	\$3.00	\$22,080																\$22,080						\$22,080
E2010	Classrooms General	9361389	Casework, Cabinetry, Standard, Replace	20	5	15	120	LF	\$300.00	\$36,000																\$36,000						\$36,000
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,600	\$125,120	\$0	\$0	\$16,500	\$33,000	\$111,824	\$0	\$0	\$0	\$12,600	\$40,775	\$352,419
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,440	\$168,151	\$0	\$0	\$24,231	\$49,915	\$174,218	\$0	\$0	\$0	\$22,094	\$73,644	\$528,694

Mill Creek Towne 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	9285854	Stairs, Concrete, Exterior, Replace	50	30	20	520	SF	\$55.00	\$28,600																					\$28,600	\$28,600
B1080	Site	9285863	Stair/Ramp Rails, Metal, Refinish	10	5	5	740	LF	\$1.50	\$1,110						\$1,110										\$1,110						\$2,220
B3010	Covered walkway Roof	9287000	Roofing, Modified Bitumen, Replace	20	10	10	3200	SF	\$10.00	\$32,000											\$32,000											\$32,000
G2020	Site	9285865	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	57400	SF	\$0.45	\$25,830						\$25,830					\$25,830					\$25,830					\$25,830	\$103,320
G2020	Site	9285851	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	57400	SF	\$3.50	\$200,900																					\$200,900	\$200,900
G2020	Site	9285848	Parking Lots, Curb & Gutter, Concrete, Replace	50	30	20	2230	LF	\$30.00	\$66,900																					\$66,900	\$66,900
G2030	Site	9285856	Sidewalk, Concrete, Large Areas, Replace	50	30	20	10600	SF	\$9.00	\$95,400																					\$95,400	\$95,400
G2050	Site	9285857	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	20	5	7850	SF	\$6.50	\$51,025						\$51,025																\$51,025
G2050	Site	9285846	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	20	5	4	EA	\$4,750.00	\$19,000						\$19,000																\$19,000
G2050	Site	9285855	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	10	5	2	EA	\$700.00	\$1,400						\$1,400															\$1,400	\$2,800
G2050	Site	9285847	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000											\$5,000											\$5,000
G2050	Site	9285845	Playground Surfaces, Chips Wood, 6" Depth, Replace	5	2	3	8400	SF	\$2.00	\$16,800				\$16,800					\$16,800					\$16,800					\$16,800			\$67,200
G2050	Site	9285866	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2050	Site	9285852	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
G2050	Site	9285859	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2050	Site	9285849	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
G2050	Site	9285860	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2060	Site	9285868	Park Bench, Metal Powder-Coated, Replace	20	15	5	12	EA	\$700.00	\$8,400						\$8,400																\$8,400
G2060	Site	9285858	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	12	EA	\$600.00	\$7,200						\$7,200																\$7,200
G2060	Site	9285861	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	1080	LF	\$18.00	\$19,440											\$19,440											\$19,440
G2060	Site	9285867	Picnic Table, Metal Powder-Coated, Replace	20	10	10	4	EA	\$700.00	\$2,800											\$2,800											\$2,800
G2060	Site	9285869	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	15	10	6	EA	\$1,400.00	\$8,400											\$8,400											\$8,400
G2060	Site	9285864	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500
G2060	Site	9285850	Flagpole, Metal, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
G4050	Site	9285862	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	12	EA	\$4,200.00	\$50,400						\$50,400																\$50,400
Totals, Unescalated											\$0	\$0	\$0	\$16,800	\$0	\$165,865	\$0	\$0	\$16,800	\$0	\$175,970	\$0	\$0	\$16,800	\$0	\$26,940	\$0	\$0	\$16,800	\$0	\$419,030	\$855,005
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$18,358	\$0	\$192,283	\$0	\$0	\$21,282	\$0	\$236,489	\$0	\$0	\$24,671	\$0	\$41,972	\$0	\$0	\$28,601	\$0	\$756,815	\$1,320,470

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9287051	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Mill Creek Towne Elementary School / Main Building	121	Dover Elevators	EP08020	EL2430	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9286966	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Mill Creek Towne Elementary School / Main Building	Boiler Room	A. O. Smith	BTR198	MM990891885	2000		
2	9286944	D2010	Backflow Preventer	Domestic Water	1 IN	Mill Creek Towne Elementary School / Main Building	Boiler Room	Watts	009M2QT	Illegible	2000		
3	9286985	D2060	Air Compressor	Tank-Style	10 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Curtis	8DG5ED	No dataplate	2000		
4	9287008	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Mill Creek Towne Elementary School / Main Building	Boiler Room	Hankison	HPR5-10	19J115HPR5100677	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9287024	D3020	Boiler	Gas, HVAC	2009 MBH	Mill Creek Towne Elementary School / Main Building	Boiler Room	Burnham	4FW-240-50-G-GP	26204	2000		
2	9286919	D3020	Boiler	Gas, HVAC	2009 MBH	Mill Creek Towne Elementary School / Main Building	Boiler Room	Burnham	4FW-240-50-G-GP	26203	2000		
3	9286914	D3020	Unit Heater	Electric	5 kW	Mill Creek Towne Elementary School / Main Building	Throughout Building	QMARK	MUH0571	NA			8
4	9287022	D3020	Boiler Supplemental Components	Expansion Tank	251 - 400 GAL	Mill Creek Towne Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2000		
5	9286923	D3030	Chiller	Air-Cooled	150 TON	Mill Creek Towne Elementary School / Main Building	Building Exterior	Daikin Industries	AGZ150EDSEPNNOB	SLPU230262622	2023		
6	9287052	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391F193651250-02	2019		
7	9286945	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391C183529077-02	2018		
8	9287004	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391C183529069-02	2018		
9	9287046	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard	T42S1DA10	391F193651245-02	2019		
10	9286977	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391H193660616-02	2019		
11	9287006	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391F193651256-02	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9286941	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391F193651258-02	2019		
13	9286952	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391H193660621-02	2019		
14	9286979	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Mill Creek Towne Elementary School / Portables	Building Exterior	Bard Manufacturing Company	T42S1DA10	391C183529076-02	2018		
15	9286981	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Mill Creek Towne Elementary School / Main Building	Roof	McQuay	Illegible	Illegible	2000		
16	9287019	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Mill Creek Towne Elementary School / Main Building	Roof	McQuay	Illegible	Illegible	2000		
17	9286967	D3030	Split System	Condensing Unit/Heat Pump	7.5 TON	Mill Creek Towne Elementary School / Main Building	Roof	York	H5CE090A46A	N0K7263115	2000		
18	9287056	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Mill Creek Towne Elementary School / Main Building	Roof	York	H1RA076S46A	WNGP175594	2000		
19	9286951	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Mill Creek Towne Elementary School / Main Building	Roof	York	H4D042S06A	EEJM297887	2024		
20	9286921	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Mill Creek Towne Elementary School / Main Building	Roof	Trane	4TTA3060	24362RB65F	2024		
21	9286990	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Mill Creek Towne Elementary School / Main Building	Roof	McQuay	Illegible	Illegible	2000		
22	9286920	D3030	Split System Ductless	Single Zone	1.5 TON	Mill Creek Towne Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GL18NA	9 001071T	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9286986	D3030	Split System Ductless	Single Zone	1 TON	Mill Creek Towne Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2000		
24	9287034	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Mill Creek Towne Elementary School / Main Building	Roof	Illegible	SHC12DA	1-00-C-1799-14	2000		
25	9287047	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Mill Creek Towne Elementary School / Main Building	Roof	Mitsubishi	PUZ-A24NHA7	8YU09419A	2018		
26	9286931	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM		Mill Creek Towne Elementary School / Main Building	Classrooms General						18
27	9286968	D3030	Unit Ventilator	approx/nominal 4 Ton, 1251 to 1500 CFM		Mill Creek Towne Elementary School / Main Building	Throughout Building						4
28	9287048	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	No dataplate	No dataplate	2000		
29	9286935	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	No dataplate	No dataplate	2000		
30	9286993	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	No dataplate	No dataplate	2000		
31	9287061	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	FE2010E2F1F2L	NA	2000		
32	9287054	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	FE2010E2F1F2L	NA	2000		
33	9286937	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	FE2010E2F1F2L	NA	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9286988	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Mill Creek Towne Elementary School / Main Building	Boiler Room	Taco	FE2010E2F1F2L	NA	2000		
35	9286927	D3050	Air Handler	Interior AHU, Easy/Moderate Access	1200 CFM	Mill Creek Towne Elementary School / Main Building	101B	McQuay	Inaccessible	Inaccessible	2000		
36	9287033	D3050	Air Handler [AHU-1]	Interior AHU, Easy/Moderate Access	2400 CFM	Mill Creek Towne Elementary School / Main Building	100G	McQuay	CAH006FDAC	SCOU000500045	2000		
37	9286918	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	2400 CFM	Mill Creek Towne Elementary School / Main Building	113	McQuay	CAH006FDAC	SCOU000500048	2000		
38	9286962	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	4000 CFM	Mill Creek Towne Elementary School / Main Building	20	McQuay	CAH010FDAC	SCOU000500043	2000		
39	9286925	D3050	Air Handler [AHU-5]	Interior AHU, Easy/Moderate Access	1600 CFM	Mill Creek Towne Elementary School / Main Building	20	McQuay	CAH004FDAC	SCOU000500044	2000		
40	9286961	D3050	Air Handler [ERU-A]	Interior AHU, Easy/Moderate Access	7500 CFM	Mill Creek Towne Elementary School / Main Building	Roof	DesChamps	PV-WP7-WPP	40916	2000		
41	9286991	D3050	Air Handler [ERU-B]	Interior AHU, Easy/Moderate Access	7000 CFM	Mill Creek Towne Elementary School / Main Building	Roof	DesChamps	PV-WP7-WPP	40917	2000		
42	9286976	D3050	Air Handler [HV-1]	Interior AHU, Easy/Moderate Access	8000 CFM	Mill Creek Towne Elementary School / Main Building	Penthouse	DesChamps	PV-MZP-8707	No dataplate	2000		
43	9287009	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM	400 CFM	Mill Creek Towne Elementary School / Main Building	Throughout Building						8
44	9287053	D3050	Fan Coil Unit	Hydronic Terminal, 401 to 800 CFM	800 CFM	Mill Creek Towne Elementary School / Main Building	Throughout Building						8

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9286922	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	135C2B	NA	2000		
46	9286995	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 16" Damper	1050 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	135C2B	NA	2000		
47	9286963	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	300C5B	NA	2000		
48	9287059	D3060	Exhaust Fan [EF-19]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	300C5B	NA	2000		
49	9286934	D3060	Exhaust Fan [EF-27]	Roof or Wall-Mounted, 16" Damper	1725 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	180C4B	NA	2000		
50	9286996	D3060	Exhaust Fan [EF-28]	Roof or Wall-Mounted, 16" Damper	1825 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	180C4B	NA	2000		
51	9286960	D3060	Exhaust Fan [EF-29]	Roof or Wall-Mounted, 12" Damper	525 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	120C2B	NA	2000		
52	9287027	D3060	Exhaust Fan [EF-51]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	135R3B	NA	2000		
53	9286953	D3060	Exhaust Fan [EF-9]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Mill Creek Towne Elementary School / Main Building	Roof	Loren Cook Company	120C2B	NA	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9287038	D4010	Backflow Preventer	Fire Suppression	6 IN	Mill Creek Towne Elementary School / Main Building	Boiler Room	Ames	2000SS	Illegible	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9286964	D5010	Generator	Gas or Gasoline	35 KW	Mill Creek Towne Elementary School / Main Building	Building Exterior	Generac	20A00547	Illegible	2000		
2	9286987	D5010	Automatic Transfer Switch	ATS	100 AMP	Mill Creek Towne Elementary School / Main Building	Electrical Room	Generac	00A-00128-W	25791	2000		
3	9286971	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Mill Creek Towne Elementary School / Main Building	Electrical Room	Siemens	3F3Y112	NA	2000		
4	9286999	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Mill Creek Towne Elementary School / Main Building	Electrical Room	Siemens	3F3Y015	NA	2000		
5	9286948	D5020	Switchboard	277/480 V	1600 AMP	Mill Creek Towne Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2000		
6	9286912	D5020	Distribution Panel	277/480 V	400 AMP	Mill Creek Towne Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2000		
7	9286943	D5020	Distribution Panel [MDP]	277/480 V	800 AMP	Mill Creek Towne Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2000		
8	9286954	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Mill Creek Towne Elementary School / Main Building	113	ABB	ACH580		2013		
9	9287040	D5030	Variable Frequency Drive	VFD, by HP of Motor	5 HP	Mill Creek Towne Elementary School / Main Building	100G	ABB	ACH580		2013		
10	9287057	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Mill Creek Towne Elementary School / Main Building	Gymnasium						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9287025	D7050	Fire Alarm Panel	Fully Addressable		Mill Creek Towne Elementary School / Main Building	101C	Honeywell	MS-9600UDLS	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9287060	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Mill Creek Towne Elementary School / Main Building	101D						
2	9286926	E1030	Foodservice Equipment	Convection Oven, Double		Mill Creek Towne Elementary School / Main Building	101D	No dataplate	No dataplate	No dataplate			
3	9287005	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Mill Creek Towne Elementary School / Main Building	101D	No dataplate	No dataplate	No dataplate			
4	9286965	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Mill Creek Towne Elementary School / Main Building	101D	Delfield	No dataplate	No dataplate	2024		
5	9286928	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Mill Creek Towne Elementary School / Main Building	101D	Delfield	KCFT-60-NUP	2405820101794	2024		
6	9287021	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Mill Creek Towne Elementary School / Main Building	101D	Delfield	NLFACP-12	2405820101798	2024		
7	9287001	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Mill Creek Towne Elementary School / Main Building	Compactor Room	No dataplate	No dataplate	No dataplate			
8	9286956	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Mill Creek Towne Elementary School / Main Building	Roof	Cold Zone	OR-S08L4-2T	D0045905-011	2000		
9	9287003	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Mill Creek Towne Elementary School / Main Building	Roof	Cold Zone	OR-S15L4-2T	D0045905-081	2000		
10	9286913	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Mill Creek Towne Elementary School / Main Building	101D	Cold Zone	AA18-66B	D0045905-0401	2000		
11	9287041	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Mill Creek Towne Elementary School / Main Building	101D	Cold Zone	AE26-75B	D0045905-0901	2000		

