FACILITY CONDITION ASSESSMENT

prepared for

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

Monocacy Elementary School
18801 Barnesville Road
Dickerson, MD 20842

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BV PROJECT #:
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DATE OF REPORT:
August 20, 2025 (original)
September 24, 2025 (revised)

ON SITE DATE:
April 12, 2025 (original)
September 4, 2025 (additional)

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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	18801 Barnesville Road, Dickerson, MD 20842
Site Developed	1961
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 12, 2025
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Monocacy Elementary School, originally constructed in 1961, consists of one permanent building and one ancillary building on its campus. The campus received a new roof in 2008, site pavement and playground upgrades in 2019, and interior refreshers and HVAC renovations in 2025.

Architectural

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

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's heating and cooling consists of rooftop packaged units and Variable Refrigerant Volume (VRV) heat pumps that were a part of a recent HVAC renovation. Supplemental cooling and heating are provided by roof mounted ductless mini-split units. Exhaust ventilation is provided by roof mounted exhaust fans that were recently replaced. Hot water is provided by a gas fired water heater located in the mechanical room. The plumbing fixtures are currently in the middle of their estimated life with no immediate needs identified. The distribution piping has reached its useful life and will require replacement. The electrical system is composed of switchboards and transformers with distribution panels. Some of the electrical and components are approaching their useful life. The lighting system currently utilizes linear fluorescent fixtures. The fire alarm system is currently in fair condition and operating sufficiently. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair to good condition. Seal and striping are anticipated within the study period. The schools play surfaces and play components are in fair to good condition. The landscaping and concrete pedestrian walkways were observed to be generally fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

Each general and specialty classroom had a lighting system capable of maintaining at least 50 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy 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 have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom had secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.547164.

Immediate Needs

Facility/Building	Total Items	Total Cost
Monocacy Elementary School / Main Building	1	$15,000
Total	**1**	**$15,000**

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
9319773	Monocacy Elementary School / Main Building	Kitchen	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	$15,000
Total (1 items)							**$15,000**

Key Findings

ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration
Main Building Monocacy Elementary School Kitchen

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $15,000

**$$$**$

Renovate kitchen area for ADA compliance. - AssetCALC ID: 9319773

Playground Surfaces

Rubber, Poured-in-Place
Site Monocacy Elementary School Site Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2028**

Priority Score: **55.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $127,400

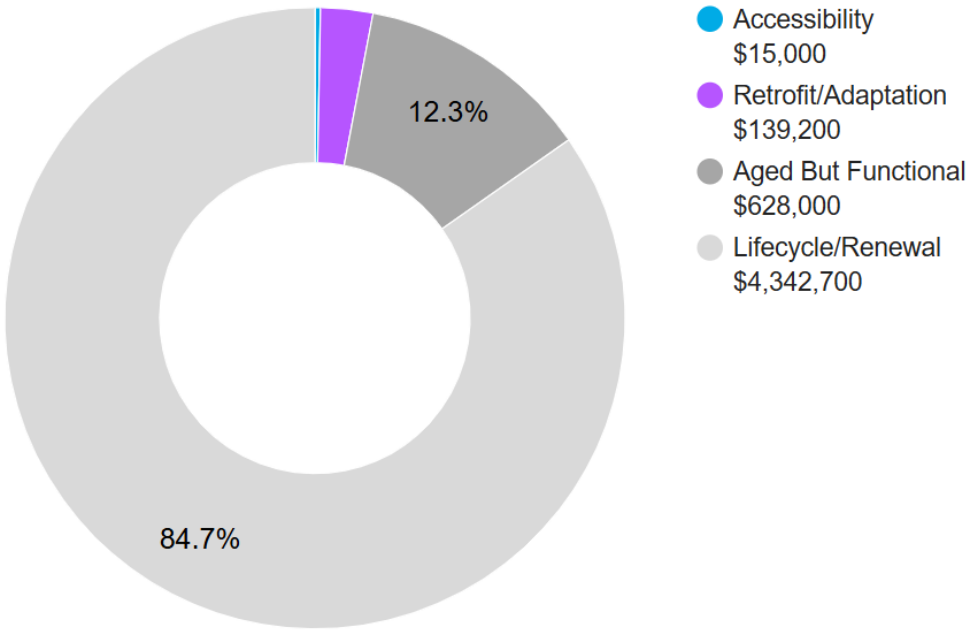
$$$$

The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended and included in the five-year plan. - AssetCALC ID: 9301725

Plan Types

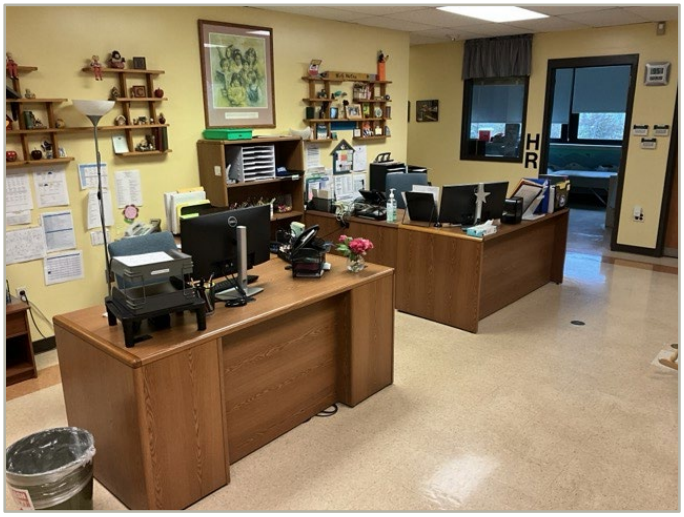
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

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



10-YEAR TOTAL: $5,124,900

2. Building Information



Building: Systems Summary		
Address	18801 Barnesville Road, Dickerson, MD 20842	
GPS Coordinates	39.2244208, -77.3933389	
Constructed/Renovated	1961	
Building Area	47,500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system.	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Building: Systems Summary		
HVAC	Non-Central System: Packaged units, Variable Refrigerant Volume (VRV) heat pumps, Ductless Mini-Splits.	Good
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: Metal halide 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 roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$1,746,300	$1,746,300
Facade	-	-	-	$60,000	$476,800	$536,800
Roofing	-	-	-	$869,000	-	$869,000
Interiors	-	-	$392,000	$185,200	$958,100	$1,535,300
Plumbing	-	-	$40,400	$628,000	$71,900	$740,300
HVAC	-	-	$315,800	$247,600	$1,325,800	$1,889,200
Fire Protection	-	-	-	-	$3,400	$3,400
Electrical	-	-	$1,346,400	$69,900	$127,100	$1,543,400
Fire Alarm & Electronic Systems	-	-	-	$206,600	$211,500	$418,000
Equipment & Furnishings	-	-	$16,400	$73,400	$238,900	$328,700
Special Construction & Demo	-	-	$347,800	-	-	$347,800
Accessibility	$15,000	-	-	-	-	$15,000
TOTALS (3% inflation)	**$15,000**	**-**	**$2,458,800**	**$2,339,600**	**$5,159,900**	**$9,973,300**

3. Site Summary

Site Information		
Site Area	9.85 acres (estimated)	
Parking Spaces	74 total spaces all in open lots; 2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link and CMU wall fencing. Playgrounds and sports fields and courts Limited park benches, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, and bushes. Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal sewer and On-site wells Local utility-provided electric and natural gas and propane	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	Prefabricated modular building	Fair
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 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
Special Construction & Demo	-	-	$20,400	-	-	$20,400
Site Development	-	$62,100	$139,200	$14,500	$213,200	$429,000
Site Pavement	-	-	$23,100	$26,800	$355,500	$405,400
Site Utilities	-	$25,500	-	-	-	$25,500
TOTALS (3% inflation)	**-**	**$87,500**	**$182,800**	**$41,300**	**$568,700**	**$880,300**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1961	No	No
Building	1961	No	Yes

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

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.

5. 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.

6. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Monocacy Elementary School, 18801 Barnesville Road, Dickerson, MD 20842, 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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7. 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

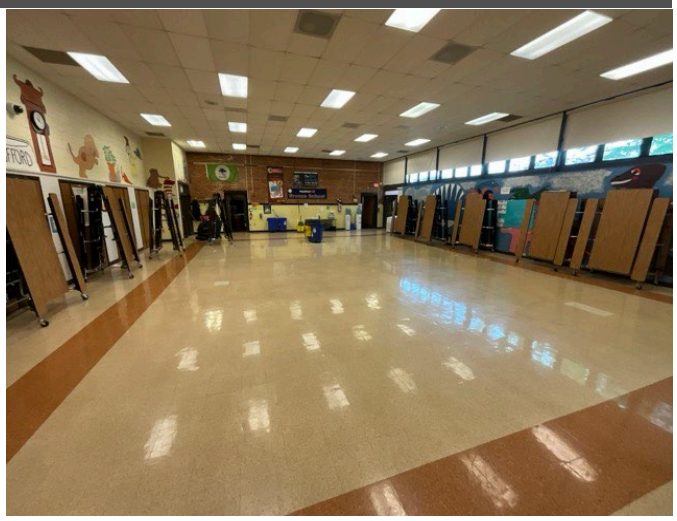
4 - RIGHT ELEVATION

5 - BUILDING FACADE

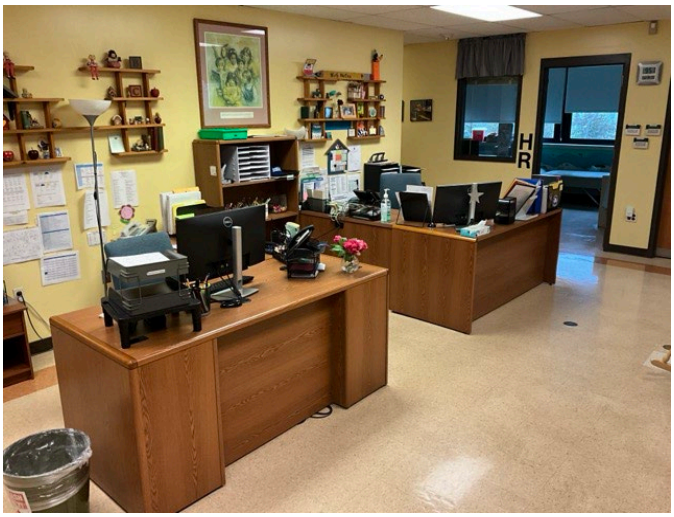
6 – BUILT-UP ROOF

Photographic Overview

7 - OFFICE

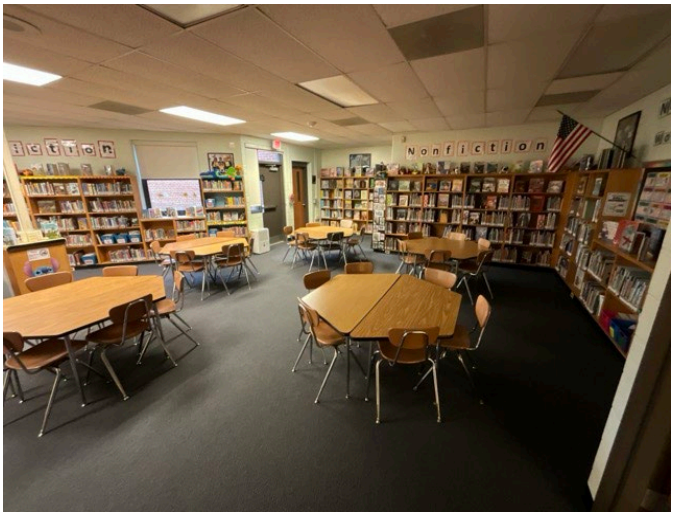


8 - CAFETERIA



9 - OFFICE

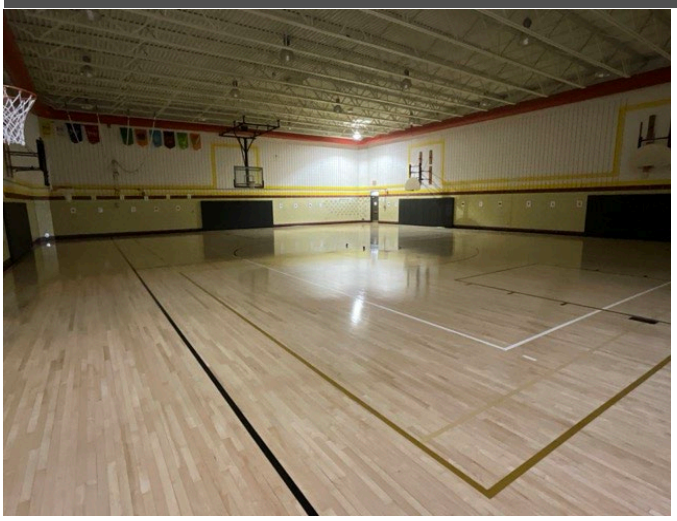
10 - TYPICAL HALLWAY



11 - LIBRARY

12 - ART CLASSROOM

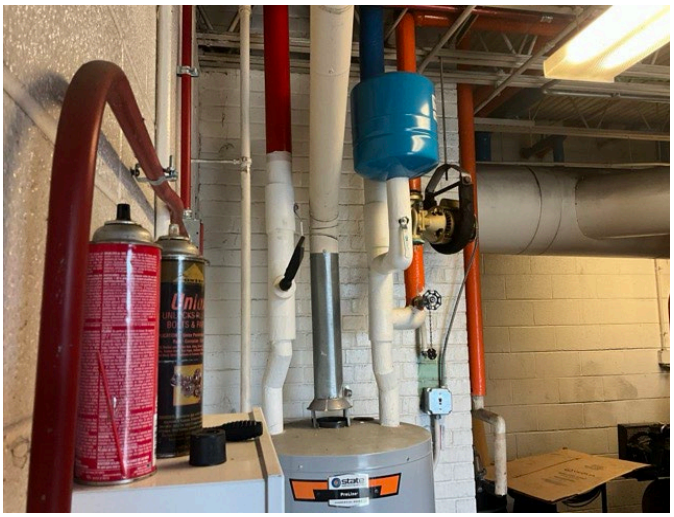
Photographic Overview



13 - GYMNASIUM

14 - CLASSROOM

15 - DOMESTIC HOT WATER SUPPLY



16 - DOMESTIC WATER PIPING

17 – HVAC PACKAGE UNIT

18 - CHILLER AND PUMPS

Photographic Overview

19 - MAIN MECHANICAL ROOM

20 - MAIN ELECTRICAL ROOM

21 - EMERGENCY GENERATOR

22 - FIRE ALARM PANEL

23 - FIRE ALARM DEVICES

24 - COMMERCIAL KITCHEN

Photographic Overview

25 - PROPERTY SIGNAGE

26 - MAIN PARKING AREA

27 - SECONDARY PARKING AREA

28 - SIDEWALKS AND LANDSCAPING

29 - SPORTS COURT

30 - PLAYGROUND

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-080.354	Monocacy Elementary School
Source	**On-Site Date**
Google	April 12, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Monocacy Elementary School

Name of person completing form: Juan Vasquez

Title / Association w/ property: Building Services

Length of time associated w/ property: 15 Years

Date Completed: 4/12/2025

Phone Number: 240-200-0535

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: 1961	Renovated:	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2008	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement	2019	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Playground equipment 2019		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Currently undergoing a full HVAC renovation. Removing boilers, hydronic piping, and unit ventilators.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Domestic water piping. Constantly leaking.		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Monocacy Elementary School

BV Project Number: 172559.25R000-080.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

ACCESSIBLE ENTRANCE

ADDITIONAL ENTRANCE

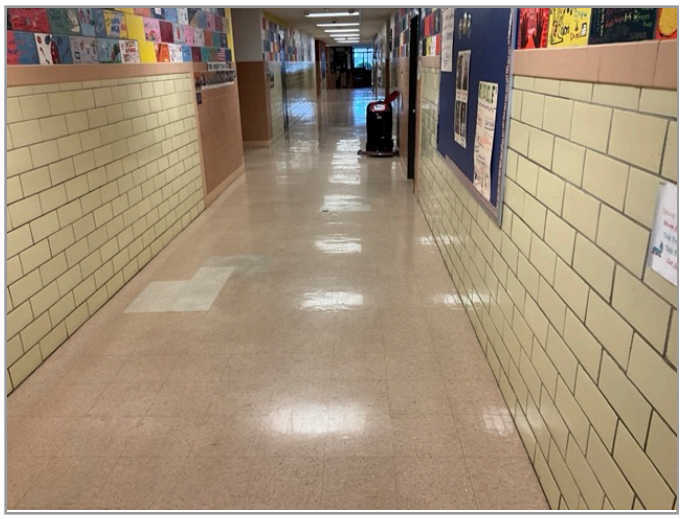
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH

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

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

Public Restrooms

TOILET STALL OVERVIEW

RESTROOM ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN CABINETS

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Monocacy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	42,482 SF	11	9246517
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	27,000 SF	11	9300612
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,000 SF	6	9246482
B2020	Building Exterior	Fair	Glazing, any type by SF	4,800 SF	20	9300582
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	14	22	9246569
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	49,000 SF	8	9246506
B3060	Roof	Good	Roof Hatch, Metal	1	28	9300592
Interiors						
C1020	Throughout Building	Fair	Interior Window, Fixed, 24 SF	24	25	9246552
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	84	29	9300601
C1030	Restroom Renovation	Excellent	Interior Door, Wood, Solid-Core Commercial	10	40	9762455
C1030	Building interior	Fair	Interior Door, Steel, Standard	4	25	9246476
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	39,800 SF	3	9246579
C1070	Throughout Building	Excellent	Suspended Ceilings, Acoustical Tile (ACT)	39,800 SF	25	9762469
C1090	Restrooms	Excellent	Toilet Partitions, Plastic/Laminate	9	20	9762482
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	8	9300589
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	12,000 SF	15	9300628
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	59,500 SF	6	9246510
C2010	Restrooms	Excellent	Wall Finishes, Ceramic Tile	3,600 SF	40	9762462
C2030	Restrooms	Fair	Flooring, Ceramic Tile	700 SF	5	9300664
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	7,000 SF	7	9300613
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	850 SF	20	9246497
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	37,200 SF	3	9300637
C2030	Classrooms General	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	7	9246550
C2030	Restrooms	Excellent	Flooring, Ceramic Tile	2,200 SF	40	9762475

Component Condition Report | Monocacy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	700 SF	5	9246551
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,000 SF	5	9300610
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	15	9246509
D2010	Mechanical Room	Good	Water Heater, Gas, Residential, 60 to 120 GAL	1	13	9300641
D2010	Restrooms	Excellent	Sink/Lavatory, Trough Style	1	30	9762479
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	4	4	9246555
D2010	Restrooms	Fair	Urinal, Standard	5	20	9246479
D2010	Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	4	9246505
D2010	Restrooms	Fair	Toilet, Child-Sized	18	5	9246542
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	12	9300607
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	16	30	9762484
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	42,482 SF	10	9301261
D2010	Restrooms	Excellent	Urinal, Standard	4	30	9762443
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung	11	30	9762472
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	12	20	9300579
HVAC						
D3030	Roof	Excellent	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON [VRF2]	1	15	9762457
D3030	Roof	Excellent	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VRF3B]	1	15	9762434
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [ACCU6]	1	15	9762495
D3030	Roof	Excellent	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VRF4]	1	15	9762451
D3030	Roof	Excellent	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON [VRF1]	1	15	9762496
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [ACCU5]	1	15	9762467
D3030	Classroom	Excellent	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	52	15	9762478
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [ACCU1]	1	15	9762481
D3030	Roof	Excellent	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON [VRF3A]	1	15	9762433
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [ACCU3]	1	15	9762461
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [ACCU4]	1	15	9762470
D3030	Building exterior	Fair	Chiller, Air-Cooled, 101 to 150 TON	1	8	9246524

Component Condition Report | Monocacy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [ACCU2]	1	15	9762435
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	42,482 SF	40	9300629
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	42,482 SF	0	9301260
D3050	Throughout Building	Excellent	HVAC System, Ductwork, Medium Density	42,482 SF	30	9762493
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU3]	1	20	9762490
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [DOAS1]	1	20	9762474
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU3]	1	20	9762460
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU1]	1	20	9762489
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	9	9246527
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [RTU2]	1	20	9762491
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [DOAS2]	1	20	9762452
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [DOAS3]	1	20	9762480
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	1	20	9762476
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF7]	1	3	9246493
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF13]	1	3	9246494
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF3]	1	20	9762442
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF5]	1	20	9762464
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF11]	1	3	9246537
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF2]	1	3	9246580
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF8]	1	20	9762450
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF4]	1	3	9246519
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF6]	1	20	9762465
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF1]	1	3	9246545
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF1]	1	20	9762444
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF16]	1	3	9246490
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF12]	1	3	9246504
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF17]	1	3	9246554
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF9]	1	20	9762492
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF2]	1	20	9762439

Component Condition Report | Monocacy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF4]	1	20	9762454
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF7]	1	20	9762449
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	12	9300657
Electrical						
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP	1	24	9246475
D5010	Electrical Room	Good	Generator, Gas or Gasoline, 85 to 100 KW	1	22	9300654
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 200 AMP	1	24	9246540
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	42,482 SF	20	9301262
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	18	9300585
D5020	Electrical Room	Fair	Switchgear, 120/208 V, 800 AMP	1	4	9300643
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 800 AMP	1	4	9246484
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 300 KVA	1	7	9246502
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	18	9246503
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	9246485
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	42,482 SF	6	9300636
D5040	Building exterior	Fair	Exterior Light, any type, w/ LED Replacement	15	13	9300608
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	40,500 SF	3	9300597
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	14	14	9246534
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	42,482 SF	7	9246539
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	47,500 SF	8	9246486
D7050	Office Areas	Good	Fire Alarm Panel, Fully Addressable	1	13	9300644
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	42,482 SF	12	9246515
D8010	Mechanical Room	Excellent	BAS/HVAC Controls, DDC Control Panel	1	15	9762453
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	18	9300606
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	9246535
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	9246507

Component Condition Report | Monocacy Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	18	9246478
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	9300623
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	5	9246563
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	8	9246566
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	9300660
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	9300653
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9246525
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,000 SF	6	9246549
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable	2	18	9246512
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	2	6	9246564
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	90 LF	7	9246518
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	160 LF	12	9246500
E2010	Classrooms General	Good	Window Treatments, Operable Blinds, Fire-Resistant	4,800 SF	13	9300602
Special Construction & Demo						
F1020	Building exterior	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,500 SF	5	9246583
Accessibility						
Y1060	Kitchen	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9319773

Component Condition Report | Monocacy Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Fair	Covered Walkway, Wood	705 SF	5	9301735
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,000 SF	3	9301723
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,000 SF	19	9301744
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	9301729
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	14	9301743
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	10,000 SF	2	9301730

Component Condition Report | Monocacy Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	9301740
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	14	9301733
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	14	9301738
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	10,000 SF	2	9301739
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	9301724
G2050	Site Playground Areas	NA	Playground Surfaces, Rubber, Poured-in-Place	4,900 SF	3	9301725
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	2	9301727
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	12	9301742
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,750 LF	25	9301731
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	7	9301736
G2060	Site	Fair	Flagpole, Metal	1	12	9301726
G2060	Site General	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	1,100 SF	28	9301737
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	6	8	9301732
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	6	2	9301728

Appendix F:
Replacement Reserves

Replacement Reserves Report

9/24/2025

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
Monocacy Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Monocacy Elementary School / Main Building	$269,892	$0	$0	$597,066	$295,424	$410,151	$232,175	$219,281	$1,240,548	$19,572	$628,015	$1,746,261	$260,980	$90,338	$48,524	$1,206,552	$187,531	$80,163	$437,287	$8,417	$2,474,961	**$10,453,138**
Monocacy Elementary School / Site	$0	$0	$87,524	$162,325	$0	$20,432	$0	$9,224	$32,113	$0	$0	$0	$24,238	$31,059	$181,511	$0	$0	$7,438	$36,006	$288,452	$0	**$880,322**
Grand Total	**$269,892**	**$0**	**$87,524**	**$759,391**	**$295,424**	**$430,583**	**$232,175**	**$228,505**	**$1,272,661**	**$19,572**	**$628,015**	**$1,746,261**	**$285,218**	**$121,398**	**$230,035**	**$1,206,552**	**$187,531**	**$87,601**	**$473,293**	**$296,869**	**$2,474,961**	**$11,333,460**

Monocacy Elementary School

Monocacy Elementary School / Main Building

Uniformat Code	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
A4010	9246517	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	75	64	11	42482	SF	$11.90	$505,536												$505,536										**$505,536**
B1010	9300612	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	75	64	11	27000	SF	$28.00	$756,000												$756,000										**$756,000**
B2010	9246482	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6	27000	SF	$1.86	$50,220							$50,220															**$50,220**
B2020	9300582	Glazing, any type by SF, Replace	30	10	20	4800	SF	$55.00	$264,000																					$264,000	**$264,000**
B3010	9246506	Roofing, Built-Up, Replace	25	17	8	49000	SF	$14.00	$686,000									$686,000													**$686,000**
C1070	9246579	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	22	3	39800	SF	$3.50	$139,300				$139,300																		**$139,300**
C1090	9300589	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	20	EA	$750.00	$15,000									$15,000													**$15,000**
C1090	9762482	Toilet Partitions, Plastic/Laminate, Replace	20	0	20	9	EA	$750.00	$6,750																					$6,750	**$6,750**
C2010	9300628	Wall Finishes, Ceramic Tile, Replace	40	25	15	12000	SF	$18.00	$216,000																$216,000						**$216,000**
C2010	9246510	Wall Finishes, any surface, Prep & Paint	10	4	6	59500	SF	$1.50	$89,250							$89,250										$89,250					**$178,500**
C2030	9300664	Flooring, Ceramic Tile, Replace	40	35	5	700	SF	$18.00	$12,600						$12,600																**$12,600**
C2030	9246497	Flooring, Quarry Tile, Replace	50	30	20	850	SF	$26.00	$22,100																					$22,100	**$22,100**
C2030	9300637	Flooring, Vinyl Tile (VCT), Replace	15	12	3	37200	SF	$5.00	$186,000				$186,000																$186,000			**$372,000**
C2030	9246550	Flooring, Carpet, Commercial Standard, Replace	10	3	7	1800	SF	$7.50	$13,500								$13,500									$13,500						**$27,000**
C2030	9300613	Flooring, Wood, Sports, Refinish	10	3	7	7000	SF	$5.00	$35,000								$35,000									$35,000						**$70,000**
C2050	9300610	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	7000	SF	$2.50	$17,500						$17,500										$17,500						**$35,000**
C2050	9246551	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	700	SF	$2.00	$1,400						$1,400										$1,400						**$2,800**
D2010	9300641	Water Heater, Gas, Residential, 60 to 120 GAL, Replace	15	2	13	1	EA	$1,900.00	$1,900														$1,900								**$1,900**
D2010	9301261	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	42482	SF	$11.00	$467,302											$467,302											**$467,302**
D2010	9246505	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	12	EA	$1,200.00	$14,400					$14,400																	**$14,400**
D2010	9246555	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	4	EA	$1,200.00	$4,800					$4,800															$4,800		**$9,600**
D2010	9246542	Toilet, Child-Sized, Replace	30	25	5	18	EA	$900.00	$16,200						$16,200																**$16,200**
D2010	9300607	Toilet, Commercial Water Closet, Replace	30	18	12	4	EA	$1,300.00	$5,200													$5,200									**$5,200**
D2010	9246509	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	3	EA	$1,400.00	$4,200																$4,200						**$4,200**
D2010	9300579	Sink/Lavatory, Wall-Hung, Replace	30	10	20	12	EA	$1,700.00	$20,400																					$20,400	**$20,400**
D2010	9246479	Urinal, Standard, Replace	30	10	20	5	EA	$1,100.00	$5,500																					$5,500	**$5,500**
D3030	9246524	Chiller, Air-Cooled, 101 to 150 TON, Replace	25	17	8	1	EA	$180,000.00	$180,000									$180,000													**$180,000**
D3030	9762478	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	0	15	52	EA	$4,830.00	$251,160																$251,160						**$251,160**
D3030	9762470	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	0	15	1	EA	$3,500.00	$3,500																$3,500						**$3,500**
D3030	9762435	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	0	15	1	EA	$6,100.00	$6,100																$6,100						**$6,100**
D3030	9762461	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	0	15	1	EA	$3,500.00	$3,500																$3,500						**$3,500**
D3030	9762481	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	0	15	1	EA	$3,500.00	$3,500																$3,500						**$3,500**
D3030	9762467	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	0	15	1	EA	$3,500.00	$3,500																$3,500						**$3,500**
D3030	9762451	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	0	15	1	EA	$44,000.00	$44,000																$44,000						**$44,000**
D3030	9762433	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	0	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**
D3030	9762496	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	0	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**
D3030	9762495	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	0	15	1	EA	$6,100.00	$6,100																$6,100						**$6,100**
D3030	9762457	Heat Pump, Variable Refrigerant Volume (VRV), 15 TON, Replace	15	0	15	1	EA	$55,000.00	$55,000																$55,000						**$55,000**

Replacement Reserves Report

9/24/2025

Uniformat Code	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	9762434	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	0	15	1	EA	$44,000.00	$44,000																$44,000						**$44,000**
D3050	9301260	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	30	0	42482	SF	$6.00	$254,892	$254,892																					**$254,892**
D3050	9246527	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	11	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D3050	9762490	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	0	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
D3050	9762474	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	0	20	1	EA	$45,000.00	$45,000																					$45,000	**$45,000**
D3050	9762460	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	0	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
D3050	9762491	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	0	20	1	EA	$75,000.00	$75,000																					$75,000	**$75,000**
D3050	9762489	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	0	20	1	EA	$75,000.00	$75,000																					$75,000	**$75,000**
D3050	9762452	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	0	20	1	EA	$20,000.00	$20,000																					$20,000	**$20,000**
D3050	9762480	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON, Replace	20	0	20	1	EA	$9,000.00	$9,000																					$9,000	**$9,000**
D3060	9246504	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246537	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246554	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246580	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246519	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246545	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	9246494	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	9246490	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	17	3	1	EA	$2,400.00	$2,400				$2,400																		**$2,400**
D3060	9246493	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	17	3	1	EA	$1,400.00	$1,400				$1,400																		**$1,400**
D3060	9762476	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762442	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762464	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762450	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762465	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	0	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D3060	9762444	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762492	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762439	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	0	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D3060	9762454	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	0	20	1	EA	$1,200.00	$1,200																					$1,200	**$1,200**
D3060	9762449	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	0	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D4010	9300657	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	8	12	6	LF	$400.00	$2,400												$2,400										**$2,400**
D5020	9246484	Switchboard, 277/480 V, 800 AMP, Replace	40	36	4	1	EA	$45,000.00	$45,000					$45,000																	**$45,000**
D5020	9300643	Switchgear, 120/208 V, 800 AMP, Replace	40	36	4	1	EA	$190,000.00	$190,000					$190,000																	**$190,000**
D5020	9246502	Secondary Transformer, Dry, Stepdown, 300 KVA, Replace	30	23	7	1	EA	$30,000.00	$30,000								$30,000														**$30,000**
D5020	9246503	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	12	18	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	9300585	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	12	18	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	9246485	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	9301262	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	42482	SF	$18.00	$764,676																					$764,676	**$764,676**
D5040	9300597	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	40500	SF	$5.00	$202,500			$202,500																			**$202,500**
D5040	9300636	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	42482	SF	$0.65	$27,613						$27,613											$27,613					**$55,227**
D5040	9300608	Exterior Light, any type, w/ LED Replacement, Replace	20	7	13	15	EA	$400.00	$6,000														$6,000								**$6,000**
D5040	9246534	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	6	14	14	EA	$1,700.00	$23,800															$23,800							**$23,800**
D6060	9246539	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	42482	SF	$1.65	$70,095								$70,095														**$70,095**
D7030	9246486	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	47500	SF	$2.00	$95,000									$95,000													**$95,000**
D7050	9246515	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	42482	SF	$3.00	$127,446												$127,446										**$127,446**
D7050	9300644	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	$15,000.00	$15,000													$15,000									**$15,000**
D8010	9762453	BAS/HVAC Controls, DDC Control Panel, Replace	15	0	15	1	EA	$4,980.00	$4,980																$4,980						**$4,980**
E1030	9300660	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**

Replacement Reserves Report

9/24/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	9246525	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	9246563	Foodservice Equipment, Sink, 3-Bowl, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
E1030	9246535	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	9300653	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	9246566	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	7	8	1	EA	$3,300.00	$3,300									$3,300													**$3,300**
E1030	9246507	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	9300623	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300								**$6,300**
E1030	9246478	Foodservice Equipment, Walk-In, Freezer, Replace	20	2	18	1	EA	$25,000.00	$25,000																			$25,000			**$25,000**
E1030	9300606	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	2	18	1	EA	$15,000.00	$15,000																			$15,000			**$15,000**
E1070	9246549	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	9	6	1000	SF	$13.00	$13,000							$13,000															**$13,000**
E1070	9246564	Basketball Backboard, Wall-Mounted, Fixed	30	24	6	2	EA	$3,580.00	$7,160							$7,160															**$7,160**
E1070	9246512	Basketball Backboard, Ceiling-Mounted, Operable	30	12	18	2	EA	$7,830.00	$15,660																			$15,660			**$15,660**
E2010	9300602	Window Treatments, Operable Blinds, Fire-Resistant	20	7	13	4800	SF	$5.42	$26,016														$26,016								**$26,016**
E2010	9246518	Library Shelving, Single-Faced, up to 90" Height, Replace	20	13	7	90	LF	$330.00	$29,700								$29,700														**$29,700**
E2010	9246500	Casework, Cabinetry, Standard, Replace	20	8	12	160	LF	$300.00	$48,000													$48,000									**$48,000**
F1020	9246583	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	30	5	1500	SF	$200.00	$300,000						$300,000																**$300,000**
Y1060	9319773	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	$15,000.00	$15,000	$15,000																					**$15,000**
Totals, Unescalated										**$269,892**	**$0**	**$0**	**$546,400**	**$262,480**	**$353,800**	**$194,443**	**$178,295**	**$979,300**	**$15,000**	**$467,302**	**$1,261,536**	**$183,046**	**$61,516**	**$32,080**	**$774,440**	**$116,863**	**$48,500**	**$256,860**	**$4,800**	**$1,370,326**	**$7,376,880**
Totals, Escalated (3.0% inflation, compounded annually)										**$269,892**	**$0**	**$0**	**$597,066**	**$295,424**	**$410,151**	**$232,175**	**$219,281**	**$1,240,548**	**$19,572**	**$628,015**	**$1,746,261**	**$260,980**	**$90,338**	**$48,524**	**$1,206,552**	**$187,531**	**$80,163**	**$437,287**	**$8,417**	**$2,474,961**	**$10,453,138**

Monocacy Elementary School / Site

Uniformat Code	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
F1020	9301735	Covered Walkway, Wood, Replace	30	25	5	705	SF	$25.00	$17,625						$17,625																**$17,625**
G2020	9301723	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	47000	SF	$0.45	$21,150				$21,150					$21,150					$21,150					$21,150			**$84,600**
G2020	9301744	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	47000	SF	$3.50	$164,500																			$164,500			**$164,500**
G2050	9301727	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	23	2	4	EA	$4,750.00	$19,000			$19,000																			**$19,000**
G2050	9301730	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	10000	SF	$0.45	$4,500			$4,500					$4,500					$4,500				$4,500					**$18,000**
G2050	9301739	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	23	2	10000	SF	$3.50	$35,000			$35,000																			**$35,000**
G2050	9301742	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	8	12	2	EA	$5,000.00	$10,000													$10,000									**$10,000**
G2050	9301725	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	4900	SF	$26.00	$127,400				$127,400																		**$127,400**
G2050	9301729	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	$10,000.00	$10,000															$10,000							**$10,000**
G2050	9301743	Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	$35,000.00	$35,000															$35,000							**$35,000**
G2050	9301740	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	$10,000.00	$10,000															$10,000							**$10,000**
G2050	9301733	Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	$35,000.00	$35,000															$35,000							**$35,000**
G2050	9301738	Play Structure, Multipurpose, Medium, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
G2050	9301724	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	$10,000.00	$10,000															$10,000							**$10,000**
G2060	9301732	Park Bench, Metal Powder-Coated, Replace	20	12	8	6	EA	$700.00	$4,200									$4,200													**$4,200**
G2060	9301736	Signage, Property, Monument, Replace/Install	20	13	7	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
G2060	9301726	Flagpole, Metal, Replace	30	18	12	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
G4050	9301728	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	18	2	6	EA	$4,000.00	$24,000			$24,000																			**$24,000**
Totals, Unescalated										**$0**	**$0**	**$82,500**	**$148,550**	**$0**	**$17,625**	**$0**	**$7,500**	**$25,350**	**$0**	**$0**	**$0**	**$17,000**	**$21,150**	**$120,000**	**$0**	**$0**	**$4,500**	**$21,150**	**$164,500**	**$0**	**$629,825**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$87,524**	**$162,325**	**$0**	**$20,432**	**$0**	**$9,224**	**$32,113**	**$0**	**$0**	**$0**	**$24,238**	**$31,059**	**$181,511**	**$0**	**$0**	**$7,438**	**$36,006**	**$288,452**	**$0**	**$880,322**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D20 Plumbing																
1	9300641	D2010	**Water Heater**	Gas, Residential, 60 to 120 GAL	74 GAL	Replace	Monocacy Elementary School / Main Building	Mechanical Room	State	GS675CRRS401	2313133540097	2023			$1,900	2038

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D30 HVAC																
1	9246524	D3030	**Chiller**	Air-Cooled, 101 to 150 TON	101 TON	Replace	Monocacy Elementary School / Main Building	Building exterior	Daikin	AGZ101EDSEMNNOO	STNU200800124	2008			$180,000	2033
2	9762496	D3030	**Heat Pump** [VRF1]	Variable Refrigerant Volume (VRV), 15 TON	18 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	REYQ216AAYDB	E000361	2025			$55,000	2040
3	9762457	D3030	**Heat Pump** [VRF2]	Variable Refrigerant Volume (VRV), 15 TON	14 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	REYQ168AAYDB	E000644	2025			$55,000	2040
4	9762433	D3030	**Heat Pump** [VRF3A]	Variable Refrigerant Volume (VRV), 15 TON	12 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	REYQ144AAYDB	E000426	2025			$55,000	2040
5	9762434	D3030	**Heat Pump** [VRF3B]	Variable Refrigerant Volume (VRV), 10 TON	10 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	REYQ120AAYDB	E000395	2025			$44,000	2040
6	9762451	D3030	**Heat Pump** [VRF4]	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	REYQ96AAYDA	E000376	2025			$44,000	2040
7	9762481	D3030	**Split System Ductless** [ACCU1]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RXF09AXVJU	K002463	2025			$3,500	2040
8	9762435	D3030	**Split System Ductless** [ACCU2]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RX36WMVJU9	E008435	2025			$6,100	2040
9	9762461	D3030	**Split System Ductless** [ACCU3]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RX09WMVJU9	E002909	2025			$3,500	2040
10	9762470	D3030	**Split System Ductless** [ACCU4]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RX09WMVJU9	E002385	2025			$3,500	2040
11	9762467	D3030	**Split System Ductless** [ACCU5]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RX09WMVJU9	E002393	2025			$3,500	2040
12	9762495	D3030	**Split System Ductless** [ACCU6]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	2,5 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	RX30WMVJU9	E003914	2025			$6,100	2040
13	9246527	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2014			$15,000	2034
14	9762474	D3050	**Packaged Unit** [DOAS1]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH25BCPB44AA	FBOU250301214	2025			$45,000	2045
15	9762452	D3050	**Packaged Unit** [DOAS2]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH10BBPB44AA	SLPU250412582	2025			$20,000	2045
16	9762480	D3050	**Packaged Unit** [DOAS3]	RTU, Pad or Roof-Mounted, 4 TON	4 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH04BAPB44AA	SLPU250412562	2025			$9,000	2045
17	9762489	D3050	**Packaged Unit** [RTU1]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH30BCPB44AA	FBOU250301215	2025			$75,000	2045
18	9762491	D3050	**Packaged Unit** [RTU2]	RTU, Pad or Roof-Mounted, 26 to 50 TON	30 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH30BCPB44AA	FBOU250301216	2025			$75,000	2045
19	9762490	D3050	**Packaged Unit** [RTU3]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH10BBPB44AAME	SLPU250412583	2025			$20,000	2045
20	9762460	D3050	**Packaged Unit** [RTU3]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Replace	Monocacy Elementary School / Main Building	Roof	Daikin	DPSH10BBPB44A	SLPU250412583	2025			$20,000	2045
21	9762476	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	395 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	65R0D65ACR0	43SL64690000230	2025			$1,200	2045

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
22	9762444	D3060	**Exhaust Fan** [EF1]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	90C15DH90ACEH	43SL64169	2025			$1,200	2045
23	9246545	D3060	**Exhaust Fan** [EF1]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$1,400	2028
24	9246537	D3060	**Exhaust Fan** [EF11]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
25	9246504	D3060	**Exhaust Fan** [EF12]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
26	9246494	D3060	**Exhaust Fan** [EF13]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$1,400	2028
27	9246490	D3060	**Exhaust Fan** [EF16]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
28	9246554	D3060	**Exhaust Fan** [EF17]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
29	9762439	D3060	**Exhaust Fan** [EF2]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	101C15D101ACE	143SL64169	2025			$1,400	2045
30	9246580	D3060	**Exhaust Fan** [EF2]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
31	9762442	D3060	**Exhaust Fan** [EF3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	90015DH90ACEH	143SL64169	2025			$1,200	2045
32	9762454	D3060	**Exhaust Fan** [EF4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	96 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	90C17DEC90	143SL64169	2025			$1,200	2045
33	9246519	D3060	**Exhaust Fan** [EF4]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$2,400	2028
34	9762464	D3060	**Exhaust Fan** [EF5]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	335 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	100C15DH100ACEH	143SL64169	2025			$1,200	2045
35	9762465	D3060	**Exhaust Fan** [EF6]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	101V15D101CR	43SL64169	2025			$1,400	2045
36	9246493	D3060	**Exhaust Fan** [EF7]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Illegible	Replace	Monocacy Elementary School / Main Building	Roof	Illegible	Illegible	Illegible				$1,400	2028
37	9762449	D3060	**Exhaust Fan** [EF7]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	101C15D10ACE	43SL64169	2025			$1,400	2045
38	9762450	D3060	**Exhaust Fan** [EF8]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	150 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	90015DH90ACEH	43SL6469	2025			$1,200	2045
39	9762492	D3060	**Exhaust Fan** [EF9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	350 CFM	Replace	Monocacy Elementary School / Main Building	Roof	Cook	90C15DM90ACEM	143SL64169	2025			$1,200	2045

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D40 Fire Protection																
1	9300657	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen						6	$2,400	2037

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D50 Electrical																
1	9300654	D5010	**Generator**	Gas or Gasoline, 85 to 100 KW	100 KW	Replace	Monocacy Elementary School / Main Building	Electrical Room	Marathon	362PSL1606	MT01222020422	2022			$66,000	2047
2	9246475	D5010	**Automatic Transfer Switch**	ATS, 200 AMP	150 AMP	Replace	Monocacy Elementary School / Main Building	Electrical Room	Asco	D03ATSSA30150	2410034004RE	2024			$12,000	2049
3	9246540	D5010	**Automatic Transfer Switch**	ATS, 200 AMP	150 AMP	Replace	Monocacy Elementary School / Main Building	Electrical Room	Asco	D03ATSA30150	2410034003RE	2024			$12,000	2049
4	9246485	D5020	**Secondary Transformer**	Dry, Stepdown, 30 KVA	30 KVA	Replace	Monocacy Elementary School / Main Building	Electrical Room	Siemens	3F3Y030ST	NA				$6,700	2045
5	9246502	D5020	**Secondary Transformer**	Dry, Stepdown, 300 KVA	300 KVA	Replace	Monocacy Elementary School / Main Building	Electrical Room	ITE Imperial Corporation	3F3Y300	2902651	2002			$30,000	2032
6	9300585	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	Replace	Monocacy Elementary School / Main Building	Electrical Room	Square D	PHA9664003	1032422264	2013			$7,600	2043
7	9246503	D5020	**Secondary Transformer**	Dry, Stepdown, 45 KVA	45 KVA	Replace	Monocacy Elementary School / Main Building	Electrical Room	Square D	EXN45T3H	1032222039	2013			$7,600	2043
8	9246484	D5020	**Switchboard**	277/480 V, 800 AMP	800 AMP	Replace	Monocacy Elementary School / Main Building	Electrical Room	Siemens	SPP	1899602A01	1989			$45,000	2029
9	9300643	D5020	**Switchgear**	120/208 V, 800 AMP		Replace	Monocacy Elementary School / Main Building	Electrical Room	Siemens	6	1899602A02	1989			$190,000	2029
10	9246534	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Replace	Monocacy Elementary School / Main Building	Gymnasium						14	$23,800	2039

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D70 Electronic Safety & Security																
1	9300644	D7050	**Fire Alarm Panel**	Fully Addressable	NA	Replace	Monocacy Elementary School / Main Building	Office Areas	Honeywell	5820XLEVS	NA	2023			$15,000	2038

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D80 Integrated Automation																
1	9762453	D8010	**BAS/HVAC Controls**	DDC Control Panel		Replace	Monocacy Elementary School / Main Building	Mechanical Room				2025			$4,980	2040

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
E10 Equipment																
1	9300660	E1030	**Foodservice Equipment**	Convection Oven, Double		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	Zephaire	No dataplate	No dataplate				$8,280	2029
2	9246535	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	NA	KCH2MCPA	I89B1636	2016			$3,600	2031
3	9300653	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	Low-Temp Refrigeration	K60CFT	I89C1635	2016			$3,600	2031
4	9246525	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	Beverage-Air	STF49	NA				$3,600	2030
5	9246566	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF	Illegible	Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	Illegible	Illegible	Illegible				$3,300	2033
6	9246563	E1030	**Foodservice Equipment**	Sink, 3-Bowl		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen							$2,500	2030
7	9246507	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Replace	Monocacy Elementary School / Main Building	Roof	Bohn	BCH0022LCBCZC0897	T23E15647	2023			$6,300	2038
8	9300623	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Replace	Monocacy Elementary School / Main Building	Roof	Bohn	BCH0005MCACZC0897	T23E15648	2023			$6,300	2038
9	9246478	E1030	**Foodservice Equipment**	Walk-In, Freezer		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	NA	PP340	C11075510	2023			$25,000	2043
10	9300606	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Replace	Monocacy Elementary School / Main Building	Commercial Kitchen	Norbec	PP340	C11075510	2023			$15,000	2043