



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



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February 26, 2026

**ON SITE DATE:**  
October 22-23, 2025

Roscoe R. Nix Elementary School  
1100 Corliss Street  
Silver Spring, MD 20903

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	1100 Corliss Street, Silver Spring, MD 20903
<b>Site Developed</b>	2006 Improved 2013 and 2022
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	October 22-23,2025
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

Roscoe R. Nix Elementary School was originally constructed in 2006. Significant improvements were made in 2013 and 2022 according to various component ages.

### Architectural

The school is approaching 20 years of age and some components are beginning to show their age; however, interior and exterior finishes are in overall fair condition. The built-up roof is nearing its end of life and a recent significant leak damaged ceiling tiles in the media center. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

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

The central HVAC system consists of geothermal water source heat pumps, cooling tower, boilers, air handlers, and suspended hydronic unit heaters Exhaust ventilation is provided by roof mounted exhaust fans. Domestic hot water is provided by a commercial grade gas water heater located in the boiler room. The plumbing fixtures and distribution piping are in the middle of their estimated life with no near term needs identified. The electrical system is composed of switchboards, transformers, and distribution panels. The system contains a generator with an ATS that supplies emergency power to emergency lights and exit signs. The electrical components are in fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. 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

Site maintenance appears to be in overall fair condition. The landscaping is generally in fair condition. Sidewalks are in fair condition. The asphalt pavement is showing small amounts of cracking throughout but is in fair condition. The fencing appears to be in fair condition overall.

### 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 MDCl 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 0.524960.

## Immediate Needs

There are no immediate needs to report.



## Key Findings



### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Main Building Roscoe R. Nix Elementary  
School Library

Uniformat Code: C1070  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,400

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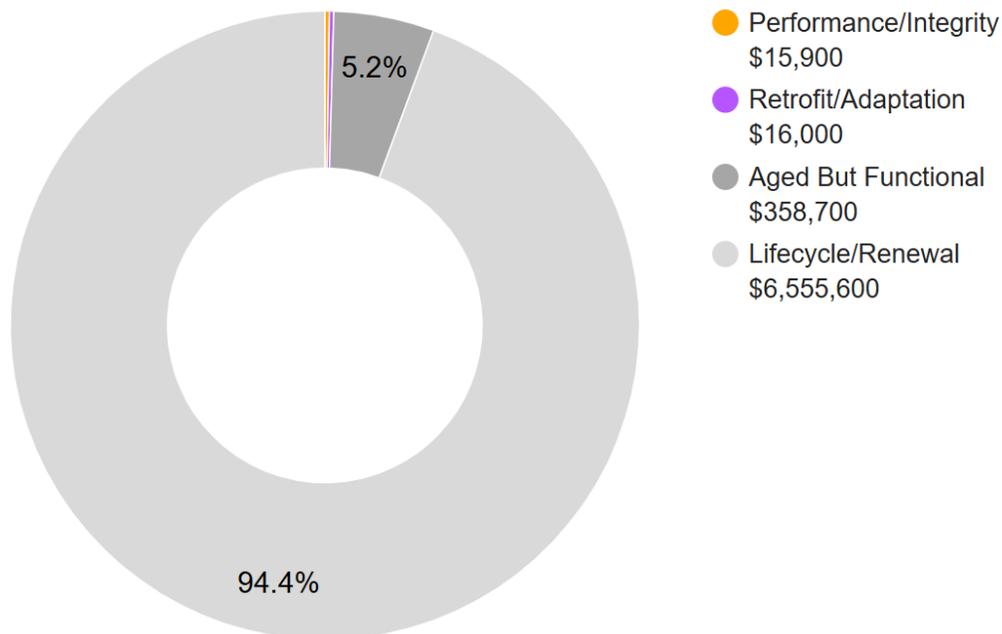
Roof leak damage - AssetCALC ID: 9934534

## Plan Types

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

### Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$6,946,200



## 2. Building Information



### Building: Systems Summary

<b>Address</b>	1100 Corliss Street, Silver Spring, MD 20903
<b>GPS Coordinates</b>	39.01760853713803, -76.9884283896946
<b>Constructed/Renovated</b>	2006 / 2022
<b>Building Area</b>	88,531 SF
<b>Number of Stories</b>	2 above grade with 0 below-grade basement levels

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry load bearing and steel frame with concrete-topped metal decks <i>over concrete strip/wall footing foundation system</i>	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat with built-up finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, Gym Wall Pads and Acoustical Tile Floors: Floors: VCT, faux wood plank, ceramic tile Ceilings: Paint and ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all floors	Fair

<b>Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste and venting Hot Water: Gas domestic water heater Fixtures: Toilets, urinals, and sinks in the restrooms	Fair
<b>HVAC</b>	Central System: Geothermal water source heat pumps and cooling tower feeding air handlers Supplemental: Boilers feeding air handlers and suspended hydronic units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard, switchgear, panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility’s overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

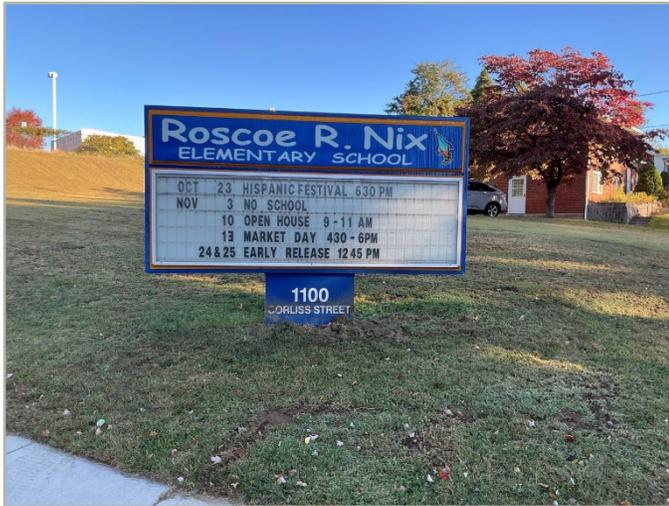


The table below shows the anticipated costs by trade or building system over the next 20 years.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Facade	-	-	-	\$52,400	\$534,700	\$587,100
Roofing	-	-	\$1,150,400	-	-	\$1,150,400
Interiors	-	\$15,900	\$562,800	\$811,100	\$1,084,300	\$2,474,100
Conveying	-	-	-	-	\$76,100	\$76,100
Plumbing	-	-	\$16,400	\$16,000	\$276,700	\$309,100
HVAC	-	\$268,200	\$53,600	\$413,200	\$970,200	\$1,705,200
Fire Protection	-	-	\$3,900	\$112,900	-	\$116,800
Electrical	-	\$60,900	\$522,700	\$97,900	\$298,900	\$980,500
Fire Alarm & Electronic Systems	-	-	\$306,000	\$237,500	\$25,500	\$569,000
Equipment & Furnishings	-	\$39,900	\$36,900	-	\$84,000	\$160,800
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$384,900</b>	<b>\$2,652,900</b>	<b>\$1,741,000</b>	<b>\$3,350,600</b>	<b>\$8,129,400</b>



### 3. Site Summary



#### Site Information

<b>Site Area</b>	8.97 acres
<b>Parking Spaces</b>	66 total spaces all in open lots; 10 of which are accessible
<i>System</i>	<i>Description</i> <span style="float: right;"><i>Condition</i></span>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs <span style="float: right;">Fair</span>
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles <span style="float: right;">Fair</span>
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout <span style="float: right;">Fair</span>
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas <span style="float: right;">Fair</span>
<b>Site Lighting</b>	Pole-mounted: LED Pedestrian walkway and landscape accent lighting <span style="float: right;">Fair</span>

Site Information	
<b>Ancillary Structures</b>	None --
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas.
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Equipment & Furnishings	-	-	\$6,100	-	-	\$6,100
Special Construction & Demo	-	-	-	-	\$18,100	\$18,100
Site Development	-	\$19,200	\$1,600	\$1,518,100	\$47,200	\$1,586,100
Site Pavement	-	\$47,700	-	\$473,300	\$138,500	\$659,500
Site Utilities	-	-	\$87,400	-	-	\$87,400
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$66,900</b>	<b>\$95,200</b>	<b>\$1,991,400</b>	<b>\$203,800</b>	<b>\$2,357,300</b>



## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2006	No	No
Main Building	2006	No	No

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



## 5. Purpose and Scope

### Purpose

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

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

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

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



## Scope

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

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

## 6. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

### Key Findings

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

## 7. Certification

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Roscoe R. Nix Elementary School, 1100 Corliss Street, Silver Spring, MD 20903, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

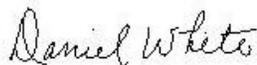
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Joshua Phillips  
Project Assessor

**Reviewed by:**



---

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## 8. Appendices

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



## Appendix A:

### Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF OVERVIEW



6 - DRAINAGE ELEMENTS

## Photographic Overview



7 - EDGE CONDITIONS



8 - PRINCIPAL OFFICE



9 - CAFETERIA



10 - LIBRARY



11 - CLASSROOM



12 - KITCHEN

### Photographic Overview



13 - HALLWAY



14 - MUSIC ROOM



15 - NURSE OFFICE



16 - CONFERENCE ROOM



17 - RECEPTION AREA



18 - GYMNASIUM



## Photographic Overview



19 - WORKROOM



20 - ART CLASSROOM



21 - ELEVATOR CAB PANEL



22 - ELEVATOR MACHINERY



23 - CAB FINISHES



24 - DOMESTIC BOILERS AND STORAGE TANK

## Photographic Overview



25 - BOILER



26 - ROOFTOP VENTILATION



27 - AIR HANDLERS



28 - SECONDARY MECHANICAL ROOM



29 - COOLING TOWER



30 - SECONDARY ELECTRICAL ROOM

## Photographic Overview



31 - EMERGENCY GENERATOR



32 - FIRE ALARM PANEL



33 - FIRE ALARM DEVICES



34 - FIRE SPRINKLER HEADS



35 - PROPERTY SIGNAGE



36 - DUMPSTERS

## Photographic Overview



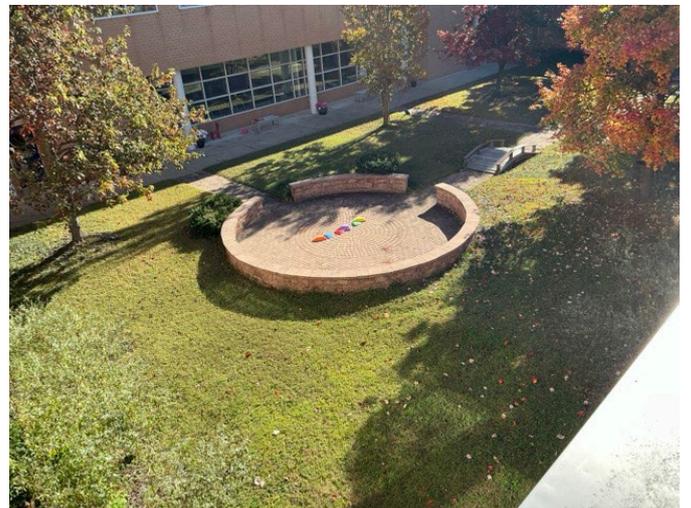
37 - MAIN PARKING AREA



38 - SECONDARY PARKING AREA



39 - SIDEWALKS AND LANDSCAPING



40 - LANDSCAPING



41 - SIGNAGE



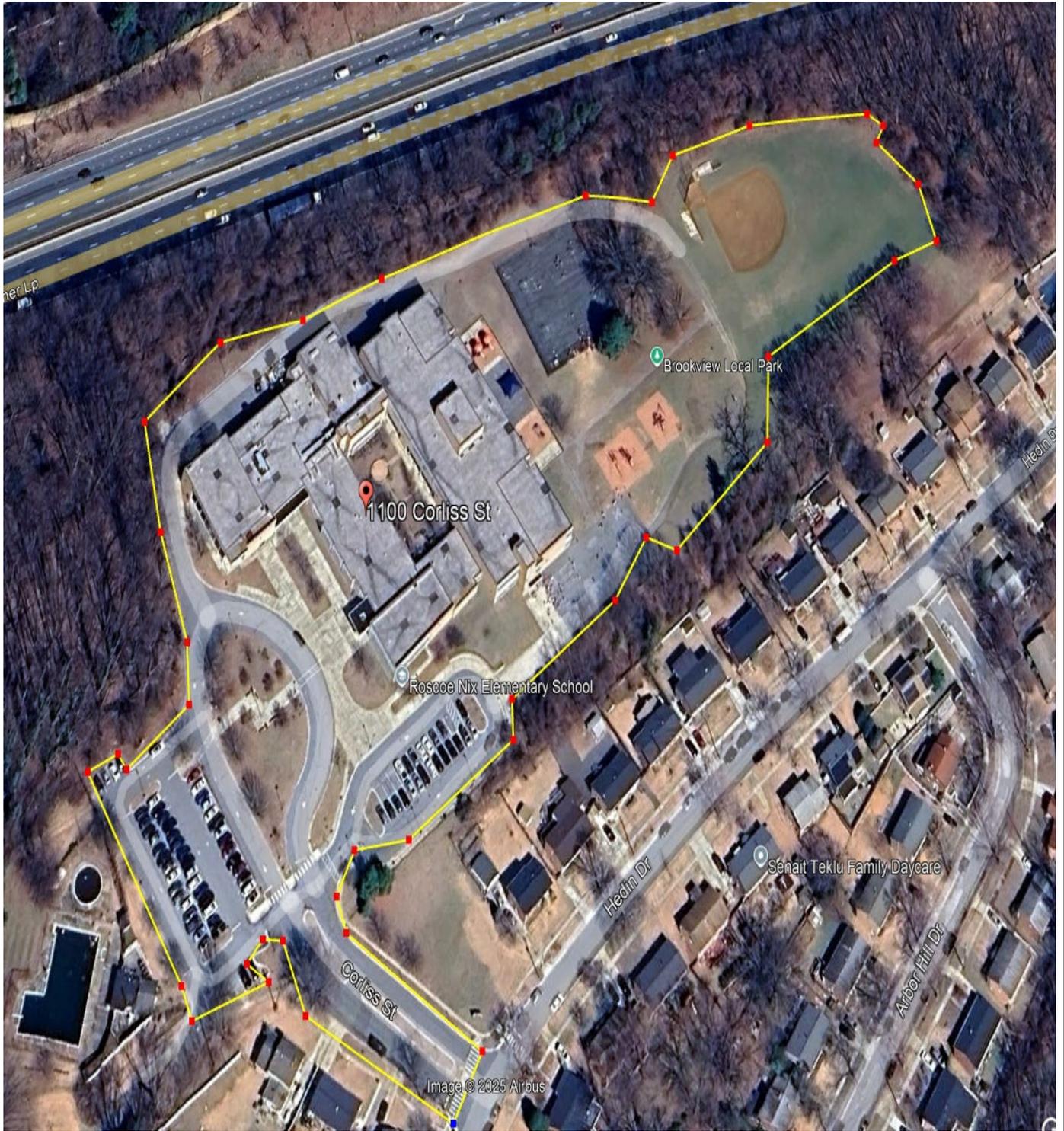
42 - BASEBALL FIELD

## Appendix B:

Site Plan(s)

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# Site Plan



 BUREAU VERITAS	<b>Project Number</b>	<b>Project Name</b>	 N
	172559.25R000-083.354	Roscoe R. Nix Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google	October 22-23, 2025	

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Roscoe R. Nix Elementary School

**Name of person completing form:** Marcos Tavera

**Title / Association w/ property:** Building Engineer

**Length of time associated w/ property:** 40 Days

**Date Completed:** 10/22/2025

**Phone Number:** \_\_\_\_\_

**Method of Completion:** DURING - verbally completed during assessment

**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 2006	Renovated	
2	Building size in SF	<b>SF</b>		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Media center roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Roscoe R. Nix Elementary School

BV Project Number: 172559.25R000-083.354

### 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



2ND AREA OF ACCESSIBLE PARKING

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



STAIR RAILS



ACCESSIBLE INTERIOR RAMP

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

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

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

Question		Yes	No	NA	Comments
1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?	✘			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✘			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✘			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✘			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✘			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✘			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

# Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

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

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

### Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

## Appendix E:

### Component Condition Report

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## Component Condition Report | Roscoe R. Nix Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	88,531 SF	56	10250805
B1010		Good	Structural Framing, Steel Columns & Beams	88,531 SF	56	10250806
<b>Plumbing</b>						
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL	1	4	10242792

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	23,600 SF	6	9934582
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	1,600 SF	21	9934623
B2020	Building Exterior	Fair	Glazing, any type by SF	6,300 SF	11	9934561
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	30	11	9934508
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	11	9934571
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	11	9934602
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Built-Up	75,200 SF	3	9934550
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	50	21	9934590
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	100	21	9934643
C1070	Library	Poor	Suspended Ceilings, Acoustical Tile (ACT)	4,400 SF	1	9934534
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	75,200 SF	6	9934650
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	8,900 SF	10	9934494
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	150,500 SF	5	9934549

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	17,700 SF	6	9934603
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	17,700 SF	5	9934541
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	8,900 SF	21	9934619
C2030	Stage	Fair	Flooring, Wood, Strip	4,400 SF	11	9934487
C2030	Gymnasium	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,400 SF	5	9934577
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	44,300 SF	3	9934633
C2030	Gymnasium	Fair	Flooring, Wood, Strip	8,900 SF	11	9934532
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,900 SF	5	9934632
<b>Conveying</b>						
D1010	Elevator Room 163A	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	11	9934642
<b>Plumbing</b>						
D2010	Throughout Building	Fair	Urinal, Standard	10	11	9934516
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	10	3	9934575
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	11	9934584
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	70	11	9934485
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	88,351 SF	21	9934609
D2010	Boiler Room 123	Good	Storage Tank, Domestic Water, 193 GAL	1	24	9934505
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	50	11	9934644
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	10	16	9934591
D2010	Boiler Room 123	Fair	Backflow Preventer, Domestic Water, 1.5 IN	1	11	9934519
D2030	Boiler Room 123	Fair	Pump, Sump, 20 HP [SUMP PUMP ]	1	6	9934504
<b>HVAC</b>						
D3020	Boiler Room 123	Fair	Heat Exchanger, Plate & Frame, HVAC, 55 GPM	1	16	9934648
D3020	Boiler Room 123	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1500 MBH	1	18	9934539
D3020	1st Floor Mechanical Room 180	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934649

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	1st Floor Electrical Room 127	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934565
D3020	1st Floor Electrical Room 127	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934490
D3020	1st Floor Electrical Room 187	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934553
D3020	2nd Floor Mechanical Room	Fair	Unit Heater, Hydronic, 41.6 MBH	1	3	9934529
D3020	Boiler Room 123	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH [BOILER 1]	1	11	9934484
D3020	Roof Mechanical Room	Fair	Unit Heater, Hydronic, 41.6 MBH	1	3	9934538
D3020	Elevator Room 163A	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934547
D3020	Roof Mechanical Room	Fair	Unit Heater, Hydronic, 41.6 MBH	1	3	9934567
D3020	2nd Floor Mechanical Room	Fair	Unit Heater, Hydronic, 41.6 MBH	1	3	9934566
D3020	Boiler Room 123	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934551
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	50	11	9934652
D3020	1st Floor Mechanical Room 112D	Fair	Unit Heater, Hydronic, 41 MBH	1	3	9934488
D3030	1st Floor Mechanical Closet 150	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934478
D3030	1st Floor Mechanical Closet 158	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934572
D3030	2nd Floor Mechanical Room	Fair	Heat Pump, Water Source, 12.5 TON [HP-12]	1	2	9934621
D3030	2nd Floor Mechanical Closet 202	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934556
D3030	2nd Floor Mechanical Closet 202	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934531
D3030	2nd Floor Mechanical Room	Fair	Heat Pump, Water Source, 12.5 TON [AHU-1]	1	2	9934593
D3030	2nd Floor Mechanical Room	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934555
D3030	2nd Floor Mechanical Closet 215	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934640
D3030	1st Floor Mechanical Room 180	Fair	Heat Pump, Water Source, 10 TON [HP-2]	1	2	9934525
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit , 251 to 300 TON, 240 TON	1	6	9934604
D3030	2nd Floor Mechanical Closet 232	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934489
D3030	2nd Floor Mechanical Closet 210	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934598
D3030	1st Floor Mechanical Room 180	Fair	Heat Pump, Water Source, 6 TON [HP-4]	1	2	9934611

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	1st Floor Mechanical Room 180	Fair	Heat Pump, Water Source, 5 TON [HP-3]	1	2	9934540
D3030	2nd Floor Mechanical Closet 228	Fair	Heat Pump, Water Source, 2 TON [HP-9]	1	2	9934523
D3030	1st Floor Mechanical Closet 168	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934503
D3030	2nd Floor Mechanical Closet 242	Fair	Heat Pump, Water Source,, 2.5 TON [HP-8-LH]	1	2	9934592
D3030	1st Floor Mechanical Closet 144	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934629
D3030	2nd Floor Mechanical Closet 205	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934557
D3030	1st Floor Mechanical Closet 158	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934511
D3030	2nd Floor Mechanical Closet 209	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934576
D3030	2nd Floor Mechanical Closet 233	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934477
D3030	2nd Floor Mechanical Closet 215	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934635
D3030	2nd Floor Mechanical Closet 238	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934620
D3030	1st Floor Mechanical Closet 168	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934579
D3030	2nd Floor Mechanical Closet 233	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934597
D3030	1st Floor Mechanical Closet 164	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934610
D3030	2nd Floor Mechanical Closet 210	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HP-8-RH]	1	2	9934588
D3030	1st Floor Mechanical Closet 157	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934587
D3030	1st Floor Mechanical Closet 157	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934599
D3030	1st Floor Mechanical Closet 150	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934521
D3030	2nd Floor Mechanical Closet 242	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934641
D3030	2nd Floor Mechanical Room	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934495
D3030	1st Floor Mechanical Closet 150	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934612
D3030	2nd Floor Mechanical Closet 205	Fair	Heat Pump, Water Source, 4 TON [HP-7]	1	2	9934627
D3030	1st Floor Mechanical Closet 137	Fair	Heat Pump, Water Source, 6 TON [HP-5]	1	2	9934491
D3030	2nd Floor Mechanical Closet 232	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-LH]	1	2	9934502
D3030	1st Floor Mechanical Room 112D	Fair	Heat Pump, Water Source, 1.5 TON [HP-1]	1	2	9934517

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	2nd Floor Mechanical Closet 209	Fair	Heat Pump, Water Source, 2.5 TON [HP-8-RH]	1	2	9934645
D3030	1st Floor Mechanical Closet 150	Fair	Heat Pump, Water Source, 3 TON [HP-6-LH]	1	2	9934500
D3030	1st Floor Mechanical Closet 144	Fair	Heat Pump, Water Source, 3 TON [HP-6-RH]	1	2	9934595
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	88,351	SF 21	9934617
D3050	Roof Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, 12000 CFM [ERU-2]	1	11	9934554
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	88,351	SF 11	9934586
D3050	Roof Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM, 12000 CFM [ERU-1]	1	11	9934474
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1	3	9934606
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-3]	1	6	9934510
D3050	2nd Floor Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4800 CFM [HV-1]	1	11	9934613
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 40 HP [P-2]	1	6	9934537
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP [P-5]	1	6	9934544
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 40 HP [P-1]	1	6	9934546
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP [P-6]	1	6	9934585
D3050	Boiler Room 123	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [P-4]	1	6	9934533
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 16959 CFM [EF-9]	1	6	9934480
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17011 CFM [EF-2]	1	6	9934514
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 15958 CFM [EF-13]	1	6	9934626
D3060	Kitchen 114	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 1.5 AMP	1	3	9934596
D3060	Kitchen 114	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 2.4 AMP	1	3	9934570
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 16090 CFM [EF-12]	1	6	9934545
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 171099 CFM [EF-11]	1	6	9934618
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17098 CFM [EF-4]	1	6	9934580
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 15961 CFM [EF-15]	1	6	9934622
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 16957 CFM [EF-21]	1	6	9934527

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 16827 CFM [EF-8]	1	6	9934499
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 14202 CFM [EF-6]	1	6	9934646
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17020 CFM [EF-1]	1	6	9934605
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 13955 CFM [EF-20]	1	6	9934625
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 14036 CFM [EF-17]	1	6	9934479
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17015 CFM [EF-3]	1	6	9934573
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17097 CFM [EF-7]	1	6	9934496
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 16960 CFM [EF-16]	1	6	9934637
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 42" Damper, 17100 CFM [EF-10]	1	6	9934608
D3060	Mechanical Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-22]	1	3	9934524
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 14281 CFM [EF-5]	1	6	9934568
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 14035 CFM [EF-18]	1	6	9934564
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 5 HP Motor, 23065 CFM [KITCHEN EXHAUST ]	1	6	9934483
<b>Fire Protection</b>						
D4010	Boiler Room 123	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	4	21	9934639
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	88,351	SF 6	9934507
D4010	Kitchen 114	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	9	LF 3	9934509
<b>Electrical</b>						
D5010	1st Floor Electrical Room 127	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	6	9934493
D5010	Building Exterior	Fair	Generator, Diesel, 81 KW	1	6	9934515
D5010	1st Floor Electrical Room 127	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	6	9934506
D5020	1st Floor Electrical Room 153	Fair	Distribution Panel, 277/480 V, 400 AMP	1	11	9934542
D5020	Boiler Room 123	Fair	Distribution Panel, 120/208 V, 400 AMP [ML 11]	1	11	9934647
D5020	1st Floor Electrical Room 153	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934638
D5020	1st Floor Electrical Room 153	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	9934486

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	2nd Floor Electrical Room 226	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	9934526
D5020	2nd Floor Electrical Room 226	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	9934497
D5020	1st Floor Electrical Room 127	Fair	Distribution Panel, 277/480 V, 800 AMP [DNH-11]	1	11	9934559
D5020	1st Floor Electrical Room 127	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TL-1]	1	11	9934616
D5020	2nd Floor Electrical Room 226	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934624
D5020	Elevator Room 163A	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [1]	1	11	9934536
D5020	1st Floor Electrical Room 127	Fair	Distribution Panel, 277/480 V, 400 AMP [MH-11]	1	11	9934589
D5020	1st Floor Electrical Room 187	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	9934634
D5020	1st Floor Electrical Room 187	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934654
D5020	1st Floor Electrical Room 127	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TE-1]	1	11	9934569
D5020	1st Floor Electrical Room 127	Fair	Switchboard, 277/480 V, 1600 AMP	2	21	9934651
D5020	Boiler Room 123	Fair	Distribution Panel, 120/208 V, 400 AMP [ML-11]	1	11	9934636
D5020	1st Floor Electrical Room 127	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	11	9934543
D5020	2nd Floor Electrical Room 226	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934653
D5020	Boiler Room 123	Fair	Distribution Panel, 277/480 V, 400 AMP [MH-11]	1	11	9934522
D5020	1st Floor Electrical Room 127	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934631
D5020	1st Floor Electrical Room 127	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	11	9934600
D5020	1st Floor Electrical Room 187	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	11	9934528
D5030	Boiler Room 123	Fair	Variable Frequency Drive, VFD, by HP of Motor, 40 HP, Replace/Install [P-1]	1	3	9934628
D5030	1st Floor Electrical Room 127	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [CT-1]	1	3	9934614
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	88,351	SF 21	9934476
D5030	Boiler Room 123	Fair	Variable Frequency Drive, VFD, by HP of Motor, 40 HP, Replace/Install [P-2]	1	3	9934560
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	88,351	SF 2	9934498
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	10	3	9934578
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	88,351	SF 3	9934558

## Component Condition Report | Roscoe R. Nix Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, 250 WATT	20	3	9934513
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	88,351 SF	10	9934535
D7050	1st Floor Electrical Room 187	Fair	Fire Alarm Panel, Fully Addressable	1	3	9934563
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	88,351 SF	3	9934607
<b>Equipment &amp; Furnishings</b>						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9934594
E1030	Kitchen 114	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	9934583
E1030	Kitchen 114	Fair	Foodservice Equipment, Convection Oven, Double	1	3	9934518
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9934615
E1030	Kitchen 114	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	9934552
E1030	Kitchen 114	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, 20 AMP	1	3	9934574
E1030	Kitchen 114	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	11	9934562
E1030	Kitchen 114	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9934530
E1030	Kitchen 114	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, 10 AMP	1	3	9934492
E1030	Kitchen 114	Fair	Foodservice Equipment, Dairy Cooler/Wells, 60 AMP	1	3	9934501
E1060	Breakroom 100G	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	9934548
E1060	Breakroom 100G	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	9934581
E1060	Room 203	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	9934482
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934630
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934475
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934512
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934481
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934520
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	11	9934601

## Component Condition Report | Roscoe R. Nix Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Equipment &amp; Furnishings</b>						
E1090	Building Exterior	Fair	Waste Handling Equipment, Dumpster, Metal 8 CY	2	3	9934744
<b>Special Construction &amp; Demo</b>						
F1020	Site Playground Areas	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	20	9934738
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	100,000 SF	6	9934746
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	100,000 SF	2	9934754
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	15,000 SF	31	9934747
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9934736
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	7,000 SF	2	9934739
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	6	9934749
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	4	10	9934729
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	9934743
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	9	10	9934750
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	8	10	9934748
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,000 SF	6	9934737
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	2	10	9934740
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	6	9934745
G2050	Playground court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,000 SF	2	9934752
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	6	9934732
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	8	10	9934753
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	2	10	9934731
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	6	9934742
<b>Sitework</b>						

**Component Condition Report | Roscoe R. Nix Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	26	2	9934751
G2060	Building Exterior	Fair	Flagpole, Metal	1	11	9934741
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	21	9934730
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	9934735
G2060	Building Exterior	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	21	9934733
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	3	9934734

## Appendix F:

### Replacement Reserves

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Replacement Reserves Report



2/17/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Roscoe R. Nix Elementary School	\$0	\$0	\$0	\$0	\$13,956	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,956
Roscoe R. Nix Elementary School / Main Building	\$0	\$15,862	\$369,011	\$2,332,112	\$0	\$320,771	\$1,302,629	\$0	\$0	\$0	\$438,415	\$2,227,210	\$81,879	\$12,159	\$0	\$431,090	\$44,932	\$20,826	\$532,521	\$0	\$0	\$0	\$8,129,417
Roscoe R. Nix Elementary School / Site	\$0	\$0	\$66,943	\$95,177	\$0	\$0	\$507,472	\$72,809	\$0	\$0	\$1,411,112	\$3,461	\$84,405	\$0	\$0	\$0	\$0	\$97,849	\$0	\$0	\$18,061	\$0	\$2,357,288
<b>Grand Total</b>	<b>\$0</b>	<b>\$15,862</b>	<b>\$435,954</b>	<b>\$2,427,288</b>	<b>\$13,956</b>	<b>\$320,771</b>	<b>\$1,810,102</b>	<b>\$72,809</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,849,527</b>	<b>\$2,230,671</b>	<b>\$166,284</b>	<b>\$12,159</b>	<b>\$0</b>	<b>\$431,090</b>	<b>\$44,932</b>	<b>\$118,674</b>	<b>\$532,521</b>	<b>\$0</b>	<b>\$18,061</b>	<b>\$0</b>	<b>\$10,500,661</b>

Roscoe R. Nix Elementary School

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate								
D2010	Mechanical Room	10242792	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	16	4	1	EA	\$12,400.00	\$12,400																							\$12,400								
<b>Totals, Unescalated</b>																																		\$12,400							
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>																																									\$13,956

Roscoe R. Nix Elementary School / Main Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	9934582	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6	23600	SF	\$1.86	\$43,896												\$43,896											\$43,896	
B2020	Building Exterior	9934561	Glazing, any type by SF, Replace	30	19	11	6300	SF	\$55.00	\$346,500																\$346,500							\$346,500	
B2050	Building Exterior	9934508	Exterior Door, Steel, Standard, Replace	30	19	11	30	EA	\$600.00	\$18,000																\$18,000							\$18,000	
B2050	Building Exterior	9934602	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	10	EA	\$1,300.00	\$13,000																\$13,000							\$13,000	
B2050	Building Exterior	9934571	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	19	11	2	EA	\$4,400.00	\$8,800																\$8,800							\$8,800	
B3010	Roof	9934550	Roofing, Built-Up, Replace	25	22	3	75200	SF	\$14.00	\$1,052,800					\$1,052,800																		\$1,052,800	
C1070	Library	9934534	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	4400	SF	\$3.50	\$15,400		\$15,400																					\$15,400	
C1070	Throughout Building	9934650	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	75200	SF	\$3.50	\$263,200												\$263,200											\$263,200	
C2010	Gymnasium	9934494	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	5	10	8900	SF	\$16.80	\$149,520															\$149,520								\$149,520	
C2010	Throughout Building	9934549	Wall Finishes, any surface, Prep & Paint	10	5	5	150500	SF	\$1.50	\$225,750							\$225,750																\$225,750	\$451,500
C2010	Gymnasium	9934603	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	19	6	17700	SF	\$14.00	\$247,800																							\$247,800	\$247,800
C2030	Throughout Building	9934541	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	17700	SF	\$1.50	\$26,550							\$26,550																\$26,550	\$53,100
C2030	Gymnasium	9934577	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	4400	SF	\$1.50	\$6,600							\$6,600																\$6,600	\$13,200
C2030	Stage	9934487	Flooring, Wood, Strip, Replace	30	19	11	4400	SF	\$15.00	\$66,000																\$66,000							\$66,000	
C2030	Gymnasium	9934532	Flooring, Wood, Strip, Replace	30	19	11	8900	SF	\$15.00	\$133,500																\$133,500							\$133,500	
C2030	Throughout Building	9934633	Flooring, Vinyl Tile (VCT), Replace	15	12	3	44300	SF	\$5.00	\$221,500					\$221,500																		\$221,500	\$443,000
C2050	Throughout Building	9934632	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	8900	SF	\$2.00	\$17,800							\$17,800																\$17,800	\$35,600
D1010	Elevator Room 163A	9934642	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	19	11	1	EA	\$55,000.00	\$55,000																\$55,000							\$55,000	
D2010	Boiler Room 123	9934519	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	\$3,200.00	\$3,200																\$3,200							\$3,200	
D2010	Throughout Building	9934575	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	10	EA	\$1,500.00	\$15,000					\$15,000																		\$15,000	\$30,000
D2010	Throughout Building	9934516	Urinal, Standard, Replace	30	19	11	10	EA	\$1,100.00	\$11,000																	\$11,000							\$11,000
D2010	Throughout Building	9934584	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	10	EA	\$1,200.00	\$12,000																	\$12,000							\$12,000
D2010	Throughout Building	9934485	Toilet, Commercial Water Closet, Replace	30	19	11	70	EA	\$1,300.00	\$91,000																	\$91,000							\$91,000
D2010	Throughout Building	9934644	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	19	11	50	EA	\$1,100.00	\$55,000																	\$55,000							\$55,000
D2010	Throughout Building	9934591	Sink/Lavatory, Service Sink, Floor, Replace	35	19	16	10	EA	\$800.00	\$8,000																							\$8,000	\$8,000
D2030	Boiler Room 123	9934504	Pump, Sump, Replace	25	19	6	1	EA	\$13,400.00	\$13,400																							\$13,400	\$13,400
D3020	Boiler Room 123	9934484	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	19	11	1	EA	\$50,800.00	\$50,800																	\$50,800							\$50,800
D3020	Boiler Room 123	9934648	Heat Exchanger, Plate & Frame, HVAC, Replace	35	19	16	1	EA	\$20,000.00	\$20,000																							\$20,000	\$20,000
D3020	Boiler Room 123	9934539	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	12	18	1	EA	\$50,800.00	\$50,800																							\$50,800	\$50,800
D3020	1st Floor Mechanical Room 180	9934649	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	1st Floor Electrical Room 127	9934565	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	1st Floor Electrical Room 127	9934490	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	1st Floor Electrical Room 187	9934553	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	2nd Floor Mechanical Room	9934529	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	Roof Mechanical Room	9934538	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	Elevator Room 163A	9934547	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	Roof Mechanical Room	9934567	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00	\$2,100																							\$2,100	\$2,100
D3020	2nd Floor Mechanical Room	9934566	Unit Heater, Hydronic, Replace	20	17	3	1	EA	\$2,100.00																									



Replacement Reserves Report



2/17/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	9934580	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934622	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934527	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934499	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934646	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934605	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934625	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934479	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934573	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934496	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934637	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934608	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	19	6	1	EA	\$11,000.00	\$11,000							\$11,000														\$11,000	
D3060	Roof	9934568	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934564	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	19	6	1	EA	\$5,600.00	\$5,600							\$5,600														\$5,600	
D3060	Roof	9934483	Exhaust Fan, Centrifugal, 5 HP Motor, Replace	25	19	6	1	EA	\$18,000.00	\$18,000							\$18,000														\$18,000	
D3060	Kitchen 114	9934596	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500	
D3060	Kitchen 114	9934570	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																	\$1,500	
D4010	Throughout Building	9934507	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	88351	SF	\$1.07	\$94,536							\$94,536														\$94,536	
D4010	Kitchen 114	9934509	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	17	3	9	LF	\$400.00	\$3,600				\$3,600																	\$3,600	
D5010	Building Exterior	9934515	Generator, Diesel, Replace	25	19	6	1	EA	\$58,000.00	\$58,000							\$58,000														\$58,000	
D5010	1st Floor Electrical Room 127	9934493	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	\$12,000.00	\$12,000							\$12,000														\$12,000	
D5010	1st Floor Electrical Room 127	9934506	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	\$12,000.00	\$12,000							\$12,000														\$12,000	
D5020	1st Floor Electrical Room 153	9934638	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 153	9934486	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	2nd Floor Electrical Room 226	9934526	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	2nd Floor Electrical Room 226	9934497	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	1st Floor Electrical Room 127	9934616	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000									\$6,000	
D5020	2nd Floor Electrical Room 226	9934624	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	Elevator Room 163A	9934536	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	1st Floor Electrical Room 187	9934634	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	1st Floor Electrical Room 187	9934654	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 127	9934569	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	1st Floor Electrical Room 127	9934543	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,700.00	\$6,700												\$6,700									\$6,700	
D5020	2nd Floor Electrical Room 226	9934653	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 127	9934631	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 127	9934600	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 187	9934528	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000									\$6,000	
D5020	1st Floor Electrical Room 153	9934542	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$5,300												\$5,300									\$5,300	
D5020	Boiler Room 123	9934647	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000									\$6,000	
D5020	1st Floor Electrical Room 127	9934559	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$10,000.00	\$10,000												\$10,000									\$10,000	
D5020	1st Floor Electrical Room 127	9934589	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$5,300												\$5,300									\$5,300	
D5020	Boiler Room 123	9934636	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000									\$6,000	
D5020	Boiler Room 123	9934522	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$5,300												\$5,300									\$5,300	
D5030	Boiler Room 123	9934628	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$17,000.00	\$17,000				\$17,000																	\$17,000	
D5030	1st Floor Electrical Room 127	9934614	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$8,800.00	\$8,800				\$8,800																	\$8,800	
D5030	Boiler Room 123	9934560	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$17,000.00	\$17,000				\$17,000																	\$17,000	
D5040	Throughout Building	9934498	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	8	2	88351	SF	\$0.65	\$57,428			\$57,428									\$57,428									\$114,856	
D5040	Building Exterior	9934578	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	10	EA	\$800.00	\$8,000				\$8,000																	\$8,000	
D5040	Throughout Building	9934558	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	88351	SF	\$4.50	\$397,580				\$397,580																	\$397,580	
D5040	Gymnasium	9934513	High Intensity Dis																													

Replacement Reserves Report



2/17/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen 114	9934518	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560
E1030	Kitchen 114	9934552	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																		\$15,000
E1030	Kitchen 114	9934574	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700			\$3,400
E1030	Kitchen 114	9934530	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700			\$3,400
E1030	Kitchen 114	9934492	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700			\$3,400
E1030	Kitchen 114	9934501	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600															\$3,600			\$7,200
E1030	Kitchen 114	9934562	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	19	11	1	EA	\$2,500.00	\$2,500												\$2,500										\$2,500
E1060	Breakroom 100G	9934548	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200
E1060	Breakroom 100G	9934581	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200
E1060	Room 203	9934482	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600															\$600			\$1,200
E1070	Gymnasium	9934630	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
E1070	Gymnasium	9934475	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
E1070	Gymnasium	9934512	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
E1070	Gymnasium	9934481	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
E1070	Gymnasium	9934520	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
E1070	Gymnasium	9934601	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	1	EA	\$3,580.00	\$3,580												\$3,580										\$3,580
<b>Totals, Unescalated</b>											\$0	\$15,400	\$347,828	\$2,134,213	\$0	\$276,700	\$1,090,932	\$0	\$0	\$0	\$326,222	\$1,608,984	\$57,428	\$8,280	\$0	\$276,700	\$28,000	\$12,600	\$312,800	\$0	\$0	\$6,496,086
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$15,862	\$369,011	\$2,332,112	\$0	\$320,771	\$1,302,629	\$0	\$0	\$0	\$438,415	\$2,227,210	\$81,879	\$12,159	\$0	\$431,090	\$44,932	\$20,826	\$532,521	\$0	\$0	\$8,129,417

Roscoe R. Nix Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
E1090	Building Exterior	9934744	Waste Handling Equipment, Dumpster, Metal 8 CY, Replace	20	17	3	2	EA	\$2,800.00	\$5,600				\$5,600																		\$5,600	
F1020	Site Playground Areas	9934738	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	400	SF	\$25.00	\$10,000																			\$10,000			\$10,000	
G2020	Site Parking Areas	9934754	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	100000	SF	\$0.45	\$45,000		\$45,000					\$45,000					\$45,000										\$180,000	
G2020	Site Parking Areas	9934746	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	100000	SF	\$3.50	\$350,000						\$350,000																\$350,000	
G2050	Playground court	9934752	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	16000	SF	\$0.45	\$7,200		\$7,200					\$7,200					\$7,200						\$7,200				\$28,800	
G2050	Site Sports Fields & Courts	9934749	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	1	EA	\$4,750.00	\$4,750						\$4,750																\$4,750	
G2050	Basketball court	9934737	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	19	6	16000	SF	\$3.50	\$56,000						\$56,000																\$56,000	
G2050	Site Sports Fields & Courts	9934745	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	1	EA	\$4,750.00	\$4,750						\$4,750																\$4,750	
G2050	Site Sports Fields & Courts	9934732	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	1	EA	\$4,750.00	\$4,750						\$4,750																\$4,750	
G2050	Site Sports Fields & Courts	9934742	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	1	EA	\$4,750.00	\$4,750						\$4,750																\$4,750	
G2050	Site Sports Fields & Courts	9934736	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000											\$5,000											\$5,000	
G2050	Site Playground Areas	9934739	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	3	2	7000	SF	\$1.00	\$7,000		\$7,000					\$7,000					\$7,000						\$7,000				\$28,000	
G2050	Site Playground Areas	9934729	Play Structure, Multipurpose, Small, Replace	20	10	10	4	EA	\$10,000.00	\$40,000											\$40,000												\$40,000
G2050	Site Playground Areas	9934743	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000												\$20,000
G2050	Site Playground Areas	9934750	Play Structure, Multipurpose, Large, Replace	20	10	10	9	EA	\$35,000.00	\$315,000											\$315,000												\$315,000
G2050	Site Playground Areas	9934748	Play Structure, Multipurpose, Large, Replace	20	10	10	8	EA	\$35,000.00	\$280,000											\$280,000												\$280,000
G2050	Site Playground Areas	9934740	Play Structure, Multipurpose, Medium, Replace	20	10	10	2	EA	\$20,000.00	\$40,000											\$40,000												\$40,000
G2050	Site Playground Areas	9934753	Play Structure, Multipurpose, Large, Replace	20	10	10	8	EA	\$35,000.00	\$280,000											\$280,000												\$280,000
G2050	Site Playground Areas	9934731	Play Structure, Multipurpose, Large, Replace	20	10	10	2	EA	\$35,000.00	\$70,000											\$70,000												\$70,000
G2060	Building Exterior	9934751	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	18	2	26	EA	\$150.00	\$3,900		\$3,900																					\$3,900
G2060	Building Exterior	9934735	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500
G2060	Building Exterior	9934741	Flagpole, Metal, Replace	30	19	11	1	EA	\$2,500.00	\$2,500											\$2,500												\$2,500
G4050	Site Parking Areas	9934734	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	17	3	20	EA	\$4,000.00	\$80,000				\$80,000																			\$80,000
<b>Totals, Unescalated</b>											\$0	\$63,100	\$87,100	\$0	\$425,000	\$59,200	\$0	\$0	\$1,050,000	\$2,500	\$59,200	\$0	\$0	\$0	\$59,200	\$0	\$0	\$10,000	\$1,815,300				
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$66,943	\$95,177	\$0	\$507,472	\$72,809	\$0	\$0	\$1,411,112	\$3,461	\$84,405	\$0	\$0	\$0	\$97,849	\$0	\$0	\$18,061	\$2,357,288				

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	9934642	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	2500 LB	Roscoe R. Nix Elementary School / Main Building	Elevator Room 163A	Hydraulik	US 75-48-20-208	1060070	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	9934505	D2010	<b>Storage Tank</b>	Domestic Water	193 GAL	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	State	SBD-100-NNES 118	1939116442100	2019		
2	10242792	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH), 75 to 99 GAL		Roscoe R. Nix Elementary School	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2006		
3	9934519	D2010	<b>Backflow Preventer</b>	Domestic Water	1.5 IN	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Watts	Illegible	125633	2006		
4	9934504	D2030	<b>Pump [SUMP PUMP ]</b>	Sump	20 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Ames	No dataplate	No dataplate	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	9934539	D3020	<b>Boiler</b>	Gas, HVAC, 1001 to 2000 MBH	1500 MBH	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Riello	AR 1500	PR46 R004339	2013		
2	9934484	D3020	<b>Boiler [BOILER 1]</b>	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Fulton Pulse	PHW-1400	NA	2011		
3	9934648	D3020	<b>Heat Exchanger</b>	Plate & Frame, HVAC	55 GPM	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	PFX-55	271204.11	2006		
4	9934652	D3020	<b>Radiator</b>	Hydronic, Column/Cabinet Style (per EA)		Roscoe R. Nix Elementary School / Main Building	Throughout Building				2006		50
5	9934649	D3020	<b>Unit Heater</b>	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 180	Trane	Inaccessible	Inaccessible	2006		
6	9934565	D3020	<b>Unit Heater</b>	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Trane	Inaccessible	Inaccessible	2006		
7	9934490	D3020	<b>Unit Heater</b>	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Trane	Inaccessible	Inaccessible	2006		
8	9934553	D3020	<b>Unit Heater</b>	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 187	Trane	Inaccessible	Inaccessible	2006		
9	9934529	D3020	<b>Unit Heater</b>	Hydronic	41.6 MBH	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	Inaccessible	Inaccessible	2006		
10	9934538	D3020	<b>Unit Heater</b>	Hydronic	41.6 MBH	Roscoe R. Nix Elementary School / Main Building	Roof Mechanical Room	Trane	Inaccessible	Inaccessible	2006		
11	9934547	D3020	<b>Unit Heater</b>	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	Elevator Room 163A	Trane	Inaccessible	Inaccessible	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9934567	D3020	Unit Heater	Hydronic	41.6 MBH	Roscoe R. Nix Elementary School / Main Building	Roof Mechanical Room	Trane	Inaccessible	Inaccessible	2006		
13	9934566	D3020	Unit Heater	Hydronic	41.6 MBH	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	Inaccessible	Inaccessible	2006		
14	9934551	D3020	Unit Heater	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Trane	Inaccessible	Inaccessible	2006		
15	9934488	D3020	Unit Heater	Hydronic	41 MBH	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 112D	Trane	Inaccessible	Inaccessible	2006		
16	9934604	D3030	Cooling Tower	(Typical) Open Circuit , 251 to 300 TON	240 TON	Roscoe R. Nix Elementary School / Main Building	Building Exterior	Evapco	US 19-711	5-130390	2006		
17	9934593	D3030	Heat Pump [AHU-1]	Water Source	12.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	GEVB15041DAD00TBD010000200000000000	W06E22551	2006		
18	9934517	D3030	Heat Pump [HP-1]	Water Source	1.5 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 112D	Trane	GEVB18041DØDB0TBD010000200000000000	W86E22546	2006		
19	9934621	D3030	Heat Pump [HP-12]	Water Source	12.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	GEVB15041D0CB0TBD010000200000000000	W06E22550	2006		
20	9934525	D3030	Heat Pump [HP-2]	Water Source	10 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 180	Trane	GEVB12841D8FB8TBD81888828888	W06E22547	2006		
21	9934540	D3030	Heat Pump [HP-3]	Water Source	5 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 180	Trane	GEVB06011N02B0TLD010000 100000000000	W06C15991	2006		
22	9934611	D3030	Heat Pump [HP-4]	Water Source	6 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Room 180	Trane	GEVB07241D0AB0TBD0 10000 100000000000	W06E22548	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9934491	D3030	Heat Pump [HP-5]	Water Source	6 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 137	Trane	GEVB07211D0AB0TBD010000100000000000	W06E22549	2006		
24	9934572	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 158	Trane	WPVJ03611D01 B0TL1010000100001000000	W06C14994	2006		
25	9934555	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	WPVJ03611D01B0TL1010000100001000000	W06C15014	2006		
26	9934629	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 144	Trane	WPVJ03611D01B0TL1010000100001000000	W06C14992	2006		
27	9934579	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 168	Trane	WPVJ03611D01B0TL 1010000100001000000	W06C15012	2006		
28	9934610	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 164	Trane	WPVJ03611D01 B0TL 10100CC100001000000	W06C15015	2006		
29	9934599	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 157	Trane	WPVJ03611D01B0TL1010000100001000000 HP-1	W06C14995	2006		
30	9934612	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 150	Trane	WPVJ0361100180TL10100001000010000	W06C14993	2006		
31	9934500	D3030	Heat Pump [HP-6-LH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 150	Trane	WPVJ03611D01B0TL1010000100001000000	W06C15013	2006		
32	9934478	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 150	Trane	WPVJ03611D01B0TR1010000100001000000	W06C15018	2006		
33	9934503	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 168	Trane	WPVJ03611D01B0TR1010000100001000000	W06C14996	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9934511	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 158	Trane	WPVJ03611D01B0TR1010000100001000000	W06C14997	2006		
35	9934587	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 157	Trane	WPVJ03611D01B0TR1010000100001000000	W06C14998	2006		
36	9934521	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 150	Trane	WPVJ03611001B0TR1010000100001000000	W06C14999	2006		
37	9934495	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	WPVJ03611D01B0TR1010000100001000000	W06C15017	2006		
38	9934595	D3030	Heat Pump [HP-6-RH]	Water Source	3 TON	Roscoe R. Nix Elementary School / Main Building	1st Floor Mechanical Closet 144	Trane	WPVJ03611D01B0TR1010000100001000000	W06C15016	2006		
39	9934627	D3030	Heat Pump [HP-7]	Water Source	4 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 205	Trane	WPVJ04841D02B0TL 1010000130001000000	W06C15000	2006		
40	9934556	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 202	Trane	WPVJ03011D02B0TL1010000100001000000	W06C15020	2006		
41	9934640	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 215	Trane	WPVJ03011D0280 TL 1010000100001000000	W06015021	2006		
42	9934598	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 210	Trane	WPVJ03011D0280TL1010000100001000000	W06C15002	2006		
43	9934576	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 209	Trane	WPVJ03011D02B0TL1010000100001000000	W06C15001	2006		
44	9934477	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 233	Trane	WPVJ03011D02B0TL1010000100001000000	W06C15003	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9934502	D3030	Heat Pump [HP-8-LH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 232	Trane	WPVJ03011D02B0TL1010000100001000000	W06C15004	2006		
46	9934592	D3030	Heat Pump [HP-8-LH]	Water Source,	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 242	Trane	WPVJ03011D02B0TL1010000100001000000	W06C15019	2006		
47	9934531	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 202	Trane	WPVJ03011D02B0TR1010000100001000000	W06C15023	2006		
48	9934489	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 232	Trane	WPVJ03011D0280TR101000010001000000	W06C15026	2006		
49	9934557	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 205	Trane	WPVJ03011D02B0TR1010000100001000000	W06C15024	2006		
50	9934635	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 215	Trane	WPVJ03011D02B0TR1010000100001000000	W06C15025	2006		
51	9934620	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 238	Trane	WPVJ03011D02B0TR1010000100001000000	W06C15007	2006		
52	9934597	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 233	Trane	WPVJ0301100280TR1010000100001000000	W06C15008	2006		
53	9934641	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 242	Trane	WPVJ0301100280TR1010000100001000000	W06C15022	2006		
54	9934645	D3030	Heat Pump [HP-8-RH]	Water Source	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 209	Trane	WPVJ03011D02B0TR1010000100001000000	W06C15006	2006		
55	9934588	D3030	Heat Pump [HP-8-RH]	Water Source, 5 TON	2.5 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 210	Trane	WPVJ0301100280TR1010000100001000000	W06C15005	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	9934523	D3030	<b>Heat Pump</b> [HP-9]	Water Source	2 TON	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Closet 228	Trane	WPVJ02411D01B0TL1010000100001000000	W06015009	2006		
57	9934546	D3050	<b>Pump</b> [P-1]	Distribution, HVAC Chilled or Condenser Water	40 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	M2539T	Z0602100356	2006		
58	9934537	D3050	<b>Pump</b> [P-2]	Distribution, HVAC Chilled or Condenser Water	40 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	M2539T	Z0602100346	2006		
59	9934510	D3050	<b>Pump</b> [P-3]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	ASGANE7.5-4-2/4	Illegible	2006		
60	9934533	D3050	<b>Pump</b> [P-4]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	ASGANE7.5-4-2/4	Illegible	2006		
61	9934544	D3050	<b>Pump</b> [P-5]	Distribution, HVAC Chilled or Condenser Water	25 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	ASGANE025-4-2/4	BQ 6.5 25 02002	2006		
62	9934585	D3050	<b>Pump</b> [P-6]	Distribution, HVAC Chilled or Condenser Water	25 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Armstrong	ASGANE025-4-2/4	B0 65.2 50 20009	2006		
63	9934474	D3050	<b>Air Handler</b> [ERU-1]	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	12000 CFM	Roscoe R. Nix Elementary School / Main Building	Roof Mechanical Room	INNOVENT	E-RHXC-1B/SP-12000-FC/FR/HP/HG/SL-1-E	205169-1	2006		
64	9934554	D3050	<b>Air Handler</b> [ERU-2]	Interior AHU, Easy/Moderate Access, 10001 to 15000 CFM	12000 CFM	Roscoe R. Nix Elementary School / Main Building	Roof Mechanical Room	INNOVENT	E-RHXC-1B/SP-12000-FC/FR/HP/HG/SL-1-E	205169-2	2006		
65	9934613	D3050	<b>Air Handler</b> [HV-1]	Interior AHU, Easy/Moderate Access	4800 CFM	Roscoe R. Nix Elementary School / Main Building	2nd Floor Mechanical Room	Trane	LPCAB12F1E0RC000000100GACA000000000000	T06B09490	2006		
66	9934606	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	10 TON	Roscoe R. Nix Elementary School / Main Building	Roof	INNOVENT	Illegible	Illegible	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	9934605	D3060	<b>Exhaust Fan</b> [EF-1]	Centrifugal, 42" Damper	17020 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	58-200-5-X	06 817020	2006		
68	9934608	D3060	<b>Exhaust Fan</b> [EF-10]	Centrifugal, 42" Damper	17100 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6-080-0-X	05817100	2006		
69	9934618	D3060	<b>Exhaust Fan</b> [EF-11]	Centrifugal, 42" Damper	171099 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	10-080-D-X	06817099	2006		
70	9934545	D3060	<b>Exhaust Fan</b> [EF-12]	Centrifugal, 42" Damper	16090 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	GB-121-4- X	06 B16960	2006		
71	9934626	D3060	<b>Exhaust Fan</b> [EF-13]	Centrifugal, 42" Damper	15958 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	SB-121-4-X	06 B15958	2006		
72	9934622	D3060	<b>Exhaust Fan</b> [EF-15]	Centrifugal, 42" Damper	15961 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	88-121-4-X	06815961	2006		
73	9934637	D3060	<b>Exhaust Fan</b> [EF-16]	Centrifugal, 36"Damper	16960 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-1413-X	06 B16960	2006		
74	9934479	D3060	<b>Exhaust Fan</b> [EF-17]	Centrifugal, 36"Damper	14036 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	68-330-15-X	06314036	2006		
75	9934564	D3060	<b>Exhaust Fan</b> [EF-18]	Centrifugal, 36"Damper	14035 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	9B-330-15-X	06B14035	2006		
76	9934514	D3060	<b>Exhaust Fan</b> [EF-2]	Centrifugal, 42" Damper	17011 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-161HP-4-X	106317011	2006		
77	9934625	D3060	<b>Exhaust Fan</b> [EF-20]	Centrifugal, 36"Damper	13955 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-121-4-X	06813955	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	9934527	D3060	<b>Exhaust Fan</b> [EF-21]	Centrifugal, 42" Damper	16957 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-121-4-X	06.816957	2006		
79	9934524	D3060	<b>Exhaust Fan</b> [EF-22]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Roscoe R. Nix Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2006		
80	9934573	D3060	<b>Exhaust Fan</b> [EF-3]	Centrifugal, 42" Damper	17015 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-180-5-X	06 B17015	2006		
81	9934580	D3060	<b>Exhaust Fan</b> [EF-4]	Centrifugal, 42" Damper	17098 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6-080-D-X	06 B17 098	2006		
82	9934568	D3060	<b>Exhaust Fan</b> [EF-5]	Centrifugal, 36"Damper	14281 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	CB-121-4-X	06814281	2006		
83	9934646	D3060	<b>Exhaust Fan</b> [EF-6]	Centrifugal, 36"Damper	14202 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	6B-121-4	06814202	2006		
84	9934496	D3060	<b>Exhaust Fan</b> [EF-7]	Centrifugal, 42" Damper	17097 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	5-080-0-X	06817097	2006		
85	9934499	D3060	<b>Exhaust Fan</b> [EF-8]	Centrifugal, 42" Damper	16827 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	CB 091-4X	06B16827	2006		
86	9934480	D3060	<b>Exhaust Fan</b> [EF-9]	Centrifugal, 42" Damper	16959 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	68-121-4-X	06816959	2006		
87	9934483	D3060	<b>Exhaust Fan</b> [KITCHEN EXHAUST ]	Centrifugal, 5 HP Motor	23065 CFM	Roscoe R. Nix Elementary School / Main Building	Roof	Greenheck	CURE-1361-3-X	06C23065	2006		
88	9934596	D3060	<b>Supplemental Components</b>	Air Curtain, 5' Wide Non-Heated	1.5 AMP	Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Mars	36-0	A0601MWw36-TL 31057	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	9934570	D3060	<b>Supplemental Components</b>	Air Curtain, 5' Wide Non-Heated	2.4 AMP	Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Mars	WA36	0605PWA36-L (93272)	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	9934509	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Roscoe R. Nix Elementary School / Main Building	Kitchen 114	CaptiveAire Systems	6030 VH1	NA	2006		9

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	9934515	D5010	<b>Generator</b>	Diesel	81 KW	Roscoe R. Nix Elementary School / Main Building	Building Exterior	Kohler	80RZG	2098688	2006		
2	9934493	D5010	<b>Automatic Transfer Switch</b>	ATS	200 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Kohler	Inaccessible	Inaccessible	2006		
3	9934506	D5010	<b>Automatic Transfer Switch</b>	ATS	200 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Kohler	Inaccessible	Inaccessible	2006		
4	9934638	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 153	Square D	75T3HF	NA	2006		
5	9934486	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 153	Square D	30T3HFISNLP	NA	2006		
6	9934526	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	2nd Floor Electrical Room 226	Square D	30T3HEISNLP	NA	2006		
7	9934497	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	2nd Floor Electrical Room 226	Square D	30T3HFISNLP	NA	2006		
8	9934624	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	2nd Floor Electrical Room 226	Square D	75T3HF	NA	2006		
9	9934634	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 187	Square D	30T3HFISNLP	NA	2006		
10	9934654	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 187	Square D	75T3HF	NA	2006		
11	9934543	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	30T3HFISNLP	NA	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9934653	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	2nd Floor Electrical Room 226	Square D	75T3HF	NA	2006		
13	9934631	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	75T3HF	NA	2006		
14	9934600	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	75T3HF	NA	2006		
15	9934528	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	15 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 187	Square D	15T3HFISNLP	NA	2006		
16	9934536	D5020	<b>Secondary Transformer [1]</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	Elevator Room 163A	Square D	30	NA	2006		
17	9934569	D5020	<b>Secondary Transformer [TE-1]</b>	Dry, Stepdown	30 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	30T3HE	NA	2006		
18	9934616	D5020	<b>Secondary Transformer [TL-1]</b>	Dry, Stepdown	15 KVA	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	15T3HFISNLP	NA	2006		
19	9934651	D5020	<b>Switchboard</b>	277/480 V	1600 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	20378451-001	NA	2006		2
20	9934542	D5020	<b>Distribution Panel</b>	277/480 V	400 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 153	Square D	12203784510070001	NA	2006		
21	9934559	D5020	<b>Distribution Panel [DNH-11]</b>	277/480 V	800 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	12203784510240001	NA	2006		
22	9934589	D5020	<b>Distribution Panel [MH-11]</b>	277/480 V	400 AMP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Square D	12203784510040001	NA	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9934522	D5020	<b>Distribution Panel</b> [MH-11]	277/480 V	400 AMP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Square D	12203784510180001	NA	2006		
24	9934647	D5020	<b>Distribution Panel</b> [ML 11]	120/208 V	400 AMP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Square D	12203784510550001	NA	2006		
25	9934636	D5020	<b>Distribution Panel</b> [ML-11]	120/208 V	400 AMP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Square D	12203784511190001	NA	2006		
26	9934614	D5030	<b>Variable Frequency Drive</b> [CT-1]	VFD, by HP of Motor	15 HP	Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 127	Trane	NA	772600Y256	2006		
27	9934628	D5030	<b>Variable Frequency Drive</b> [P-1]	VFD, by HP of Motor	40 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Trane	TR16042GT4CN1STR0DLF00A00C0	042431H246	2006		
28	9934560	D5030	<b>Variable Frequency Drive</b> [P-2]	VFD, by HP of Motor	40 HP	Roscoe R. Nix Elementary School / Main Building	Boiler Room 123	Trane	TR16042GT4CN1STR0DLF00A00C0	041931H246	2006		
29	9934513	D5040	<b>High Intensity Discharge (HID) Fixtures</b>	Metal Halide	250 WATT	Roscoe R. Nix Elementary School / Main Building	Gymnasium	NA	NA	NA	2006		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	9934563	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Roscoe R. Nix Elementary School / Main Building	1st Floor Electrical Room 187	Simplex	4100U	NA	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	9934562	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Roscoe R. Nix Elementary School / Main Building	Kitchen 114				2006		
2	9934518	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Blodgett	NA	NA	2006		
3	9934501	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells	60 AMP	Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Continental Refrigerator	MC5-SS-D	15567025	2006		
4	9934574	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	20 AMP	Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Delfield	KC-74-N3	0606036001759M	2006		
5	9934530	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Metro	NA	C5HM009785	2011		
6	9934492	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels	10 AMP	Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Delfield	KCFT-60	0506036001760M	2006		
7	9934594	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Roscoe R. Nix Elementary School / Main Building	Roof	Heatcraft	CSS030LSC	T06F 03952	2006		
8	9934615	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Roscoe R. Nix Elementary School / Main Building	Roof	Heatcraft	CSS010M6C	Illegible	2006		
9	9934583	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Brown	UDS-4	102947-1D2	2006		
10	9934552	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Roscoe R. Nix Elementary School / Main Building	Kitchen 114	Brown	UDS-4	102947-1D1	2006		
11	9934744	E1090	<b>Waste Handling Equipment</b>	Dumpster, Metal 8 CY		Roscoe R. Nix Elementary School / Site	Building Exterior				2006		2