



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



North Chevy Chase Elementary School
3700 Jones Bridge Road
Chevy Chase, MD 20815

PREPARED BY:

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BV PROJECT #:

172559.25R000-084.354

DATE OF REPORT:

May 11, 2026

ON SITE DATE:

February 13, 2026

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	1
Main Address	3700 Jones Bridge Road, Chevy Chase, MD 20815
Site Developed	Built 1953 / Renovated 1995
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 13, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Sherry Nicholson, Building Service Manager 240.204.5280
Assessment & Report Prepared By	Sonal George Issac
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

North Chevy Chase Elementary School was originally constructed in 1953 and underwent a major renovation in 1995, which modernized several interior and building systems. A new addition was completed in 2014, expanding the facility and incorporating updated mechanical equipment and finishes. The building continues to function as an elementary school and appears to be generally maintained in fair to good condition considering its age and improvements over time.

Architectural

The building consists primarily of CMU wall construction with brick exterior. Interior finishes include wood flooring (with a recently replaced gym floor), ceramic tile, quarry tile, VCT, and carpet throughout the facility. Acoustical ceiling tile (ACT) systems are installed building-wide; while most areas remain in fair condition, localized cracking and staining are present. ACT ceilings in the kitchen area appear aged and are recommended for replacement. VCT flooring is primary finish throughout; however, visible staining and wear are evident in multiple areas and will require replacement during the term. Architectural finish components are in fair condition with minor age-related deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by central boilers and chiller providing heating and cooling throughout the building. Mechanical equipment includes air handling units, fan coil units, newly installed ceiling cassette fan coils within the 2014 addition, unit heaters, exhaust fans, unit ventilators, and split systems serving select areas. Systems appear functional and generally maintained in fair conditions. Electrical service is supported by a main distribution panel, switchboard and secondary transformers. The building is fully equipped with a fire sprinkler system including a backflow preventer, and life safety systems appear properly installed and operational.

Site

The site includes maintained playground areas and exterior grounds that appear in good condition. ADA accessibility is provided at site elements. Pavement surfaces exhibit signs of wear and surface deterioration; cleaning, sealing, and potential resurfacing are recommended to extend useful life. Overall, the site is functional with minor deficiencies typical of age and regular use.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the 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 0.508593.

Immediate Needs

There are no immediate needs to report.

Key Findings



Parking Lots in Poor Condition.

Pavement, Asphalt
 Site North Chevy Chase Elementary School
 Site

Uniformat Code: G2020
 Recommendation: **Cut & Patch in 2027**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$36,900

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Asphalt pavement is in poor condition with significant cracking, surface breakdown, and visible deterioration. The extent of cracking suggests structural fatigue and potential subgrade compromise. Immediate maintenance is recommended, with planning for resurfacing or replacement in the short term. - AssetCALC ID: 10357916



ADA Kitchen & Laundry Areas

Laundry Sink, Height/Location/Clearance
 Main Building North Chevy Chase Elementary
 School Break Room

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,100

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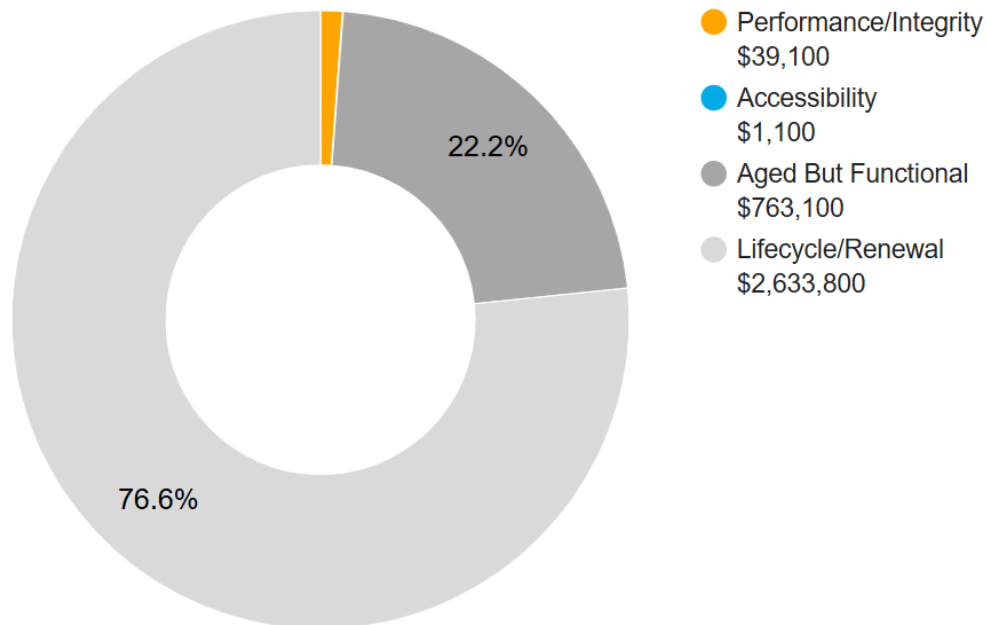
The break room sink is not accessible from forward approach. - AssetCALC ID: 11022269

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$3,437,100

2. Building Information



Main Building: Systems Summary

Address	3700 Jones Bridge Road, Chevy Chase, MD 20815	
GPS Coordinates	38.9988898, -77.0732499	
Constructed/Renovated	1953/1995	
Building Area	65,982 SF	
Number of Stories	2 above grade with 0 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane roofing	Fair
Interiors	Walls: glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all AA floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Main Building: Systems Summary

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



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$54,900	\$556,900	\$611,800
Roofing	-	-	-	-	\$820,400	\$820,400
Interiors	-	-	\$595,600	\$317,700	\$1,071,200	\$1,984,400
Conveying	-	-	\$10,100	-	\$15,800	\$25,900
Plumbing	-	-	\$50,800	\$88,800	\$725,000	\$864,500
HVAC	-	-	\$332,000	\$471,300	\$843,100	\$1,646,400
Fire Protection	-	-	\$77,100	-	\$24,200	\$101,400
Electrical	-	-	\$56,800	\$491,800	\$592,800	\$1,141,400
Fire Alarm & Electronic Systems	-	-	\$122,500	\$401,500	\$274,000	\$798,000
Equipment & Furnishings	-	-	\$21,600	\$77,000	\$282,200	\$380,800
Accessibility	\$1,100	-	-	-	-	\$1,100
TOTALS (3% inflation)	\$1,100	-	\$1,266,500	\$1,902,800	\$5,205,700	\$8,376,100



3. Site Summary



Site Information		
Site Area	24.5 acres	
Parking Spaces	64 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds, sports field and courts with dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	\$3,500	-	-	\$3,500
Special Construction & Demo	-	-	-	\$44,800	-	\$44,800
Site Pavement	-	\$39,100	-	-	\$329,500	\$368,600
Site Development	-	-	\$15,600	\$63,400	\$108,300	\$187,300
Site Utilities	-	-	-	\$100,300	-	\$100,300
TOTALS (3% inflation)	-	\$39,100	\$19,100	\$208,400	\$437,800	\$704,400

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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1953 / 1995	No	No
Main Building	1953 / 1995	No	No

No detailed follow-up accessibility study is currently recommended since only limited 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	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of North Chevy Chase Elementary School, 3700 Jones Bridge Road, Chevy Chase, MD 20815, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

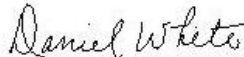
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



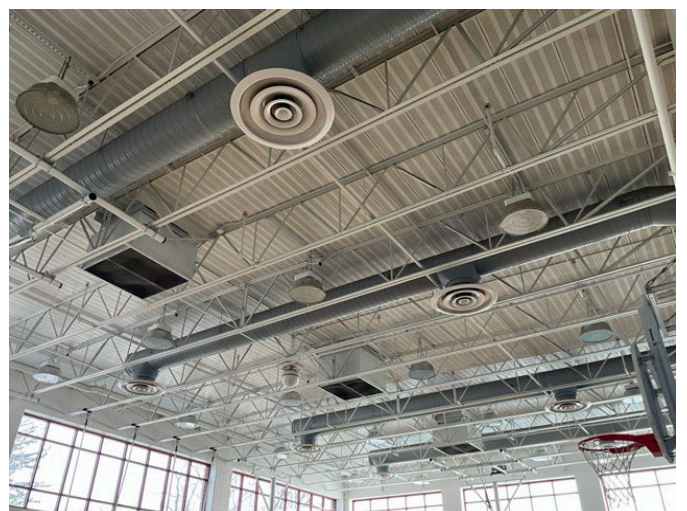
3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - BUILDING FACADE



6 - STRUCTURAL OVERVIEW



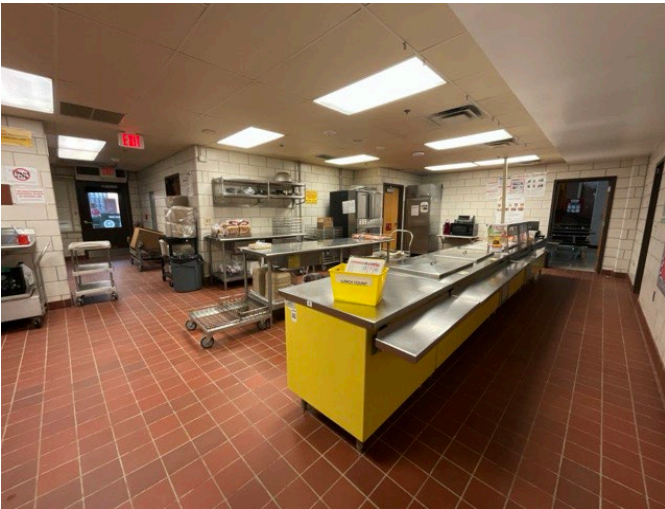
Photographic Overview



7 - HALLWAY



8 - GYMNASIUM



9 - COMMERCIAL KITCHEN



10 - STAFF LOUNGE



11 - CAFETERIA



12 - ART CLASSROOM



Photographic Overview



13 - CLASSROOM



14 - MAIN OFFICE



15 - LIBRARY



16 - BREAKOUT SPACE



17 - HEALTHCARE ROOM



18 - CONFERENCE ROOM

Photographic Overview



19 - MAIN MECHANICAL ROOM



20 - MAIN ELECTRICAL ROOM



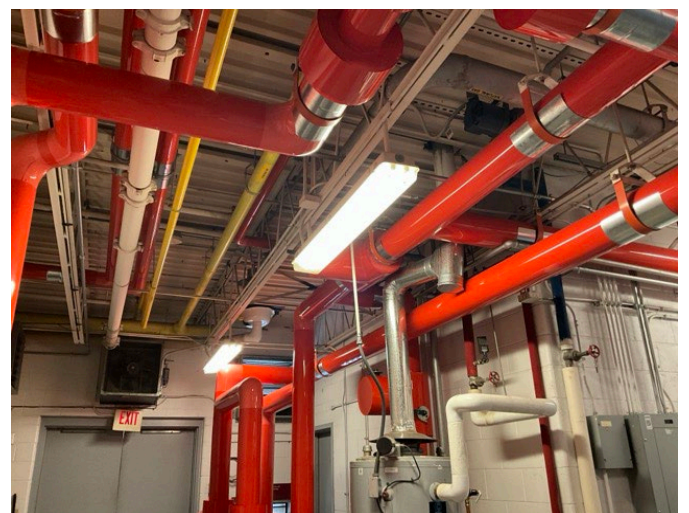
21 - MAIN SWITCHGEAR



22 - BOILERS



23 - WATER HEATER



24 - DOMESTIC WATER PIPING

Photographic Overview



25 - EMERGENCY GENERATOR



26 - MAIN PARKING AREA



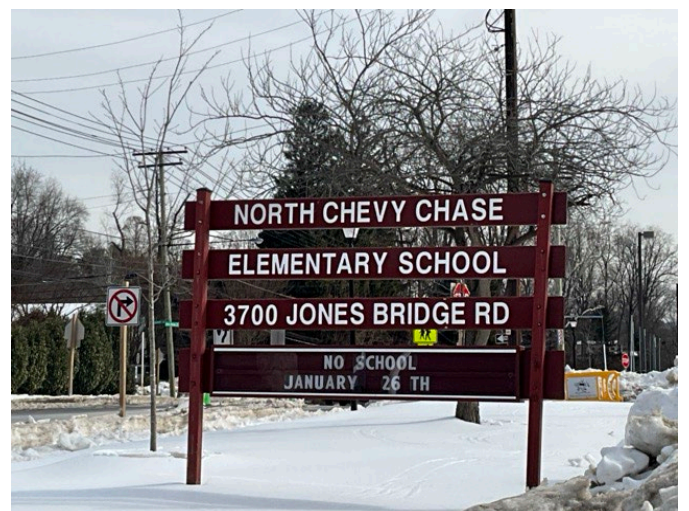
27 - PLAYGROUND



28 - SITE FURNISHINGS



29 - SECONDARY PARKING AREA

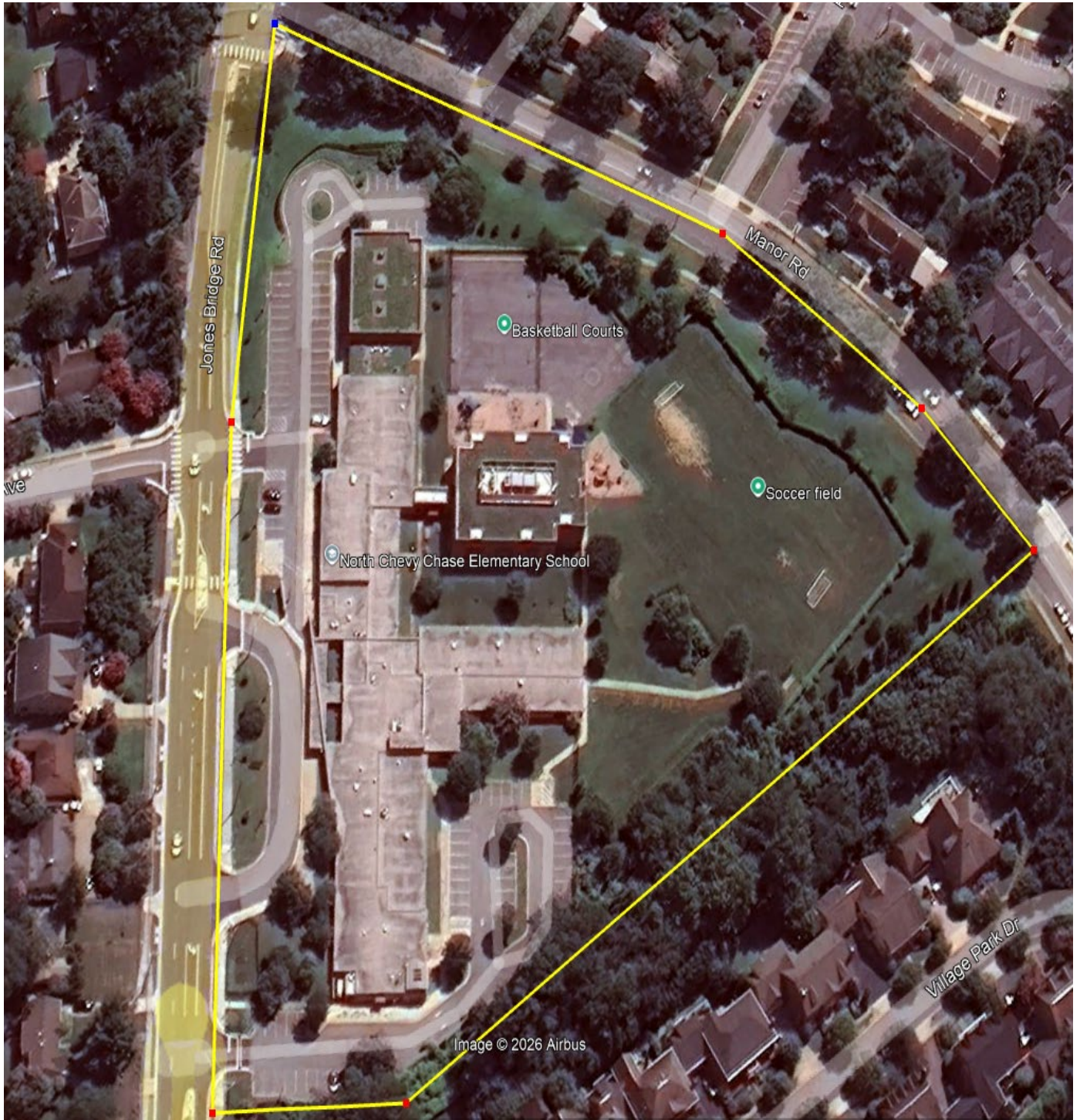




30 - PROPERTY SIGNAGE

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-084.354	North Chevy Chase Elementary School	
	Source	On-Site Date	
	Google Earth	February 13, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: North Chevy Chase Elementary School

Name of person completing form: Stacey Rogovoy & Sherry Nicholson

Title / Association with property: Principal & Building Service Manager

Length of time associated w/ property: 2 years & 19 years

Date Completed: February 3

Phone Number: 240-204-5280

Method of Completion: Choose an item.

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 / renovated	Original construction 1953. 1994- modernization, 2008- addition of gym, 2013 -addition of the 4 th and 5 th grade wing.		
2	Building size in SF	42,035		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	@ 5 years ago	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Fixing the floor in the art room- 2026		
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.	Plumbing issues are consistent.		

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				Art room floor is bumpy.
8	Are there any wall, window, basement or roof leaks?	X				Re-insulated pipes in the 3 rd and 4 th grade hallway this year.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				3 rd grade wing has had significant mold concerns. 4 th grade wing also has mold concerns.
10	Are your elevators unreliable, with frequent service calls?	x				
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Consistent plugged toilets in the old wing.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		x			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		x			
14	Is the electrical service outdated, undersized, or otherwise 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 performed at the site? If so, indicate when.	x				Date unknown
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: North Chevy Chase Elementary School

BV Project Number: 172559.25R000-084.354

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



CLOSE-UP OF STALL



OVERVIEW OF ACCESSIBLE PARKING AREA

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



CURB CUT



ACCESSIBLE PATH

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



ADDITIONAL ENTRANCE



AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



ACCESSIBLE INTERIOR PATH

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 ?	✗			

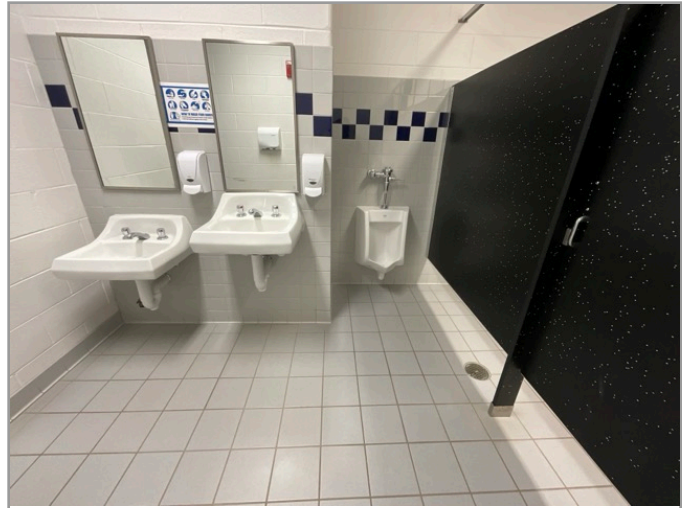
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

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 ?	✗			

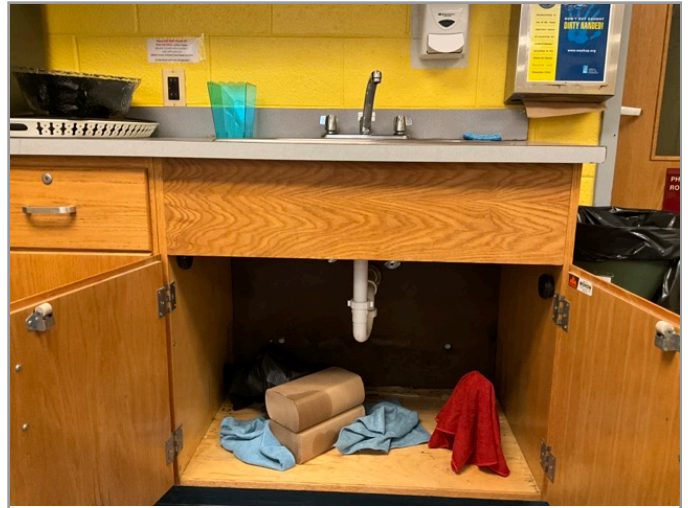
7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	X			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	X			
9	Do accessories and mirrors appear to be mounted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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Boiler Room	Fair	Slab-on-Grade, Concrete	65,982 SF	46	10357740
B1010		Fair	Superstructure, Masonry (CMU) Bearing Walls	65,982 SF	46	11022295
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	24,000 SF	7	10357607
B2020	Building Exterior	Fair	Glazing, any type by SF	6,220 SF	15	10357789
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	17	10357657
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	16	10357773
Roofing						
B3010	Throughout Building	Good	Roofing, Built-Up	62,640 SF	18	10362131
B3060	Roof	Fair	Roof Hatch, Metal	1	19	10357697
B3060	Roof	Fair	Roof Hatch, Metal	1	19	10357719
Interiors						
C1030	Hallway	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	26	10357663
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	13	19	10357682
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	88	16	10357647
C1030	Hallway	Fair	Interior Door, Steel, w/ Extensive Glazing	10	22	10357694
C1070	Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	62,232 SF	3	10357620
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	85 LF	11	10357723
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	22	10	10357760
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,200 SF	9	10357778
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	99,000 SF	6	10357661
C2030	Stage	Fair	Flooring, Wood, Strip	800 SF	13	10357738
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,200 SF	15	10357777

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,200 SF	3	10357705
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	53,832 SF	3	10357728
C2030	Library & Main Office	Fair	Flooring, Carpet, Commercial Standard	4,100 SF	5	10357768
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	850 SF	19	10357716
C2050	Cafeteria	Fair	Ceiling Finishes, Wood Paneling	3,750 SF	8	10357672
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,200 SF	4	10357684
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard, 3500 LBS	1	4	10357662
Plumbing						
D2010	Building Service Closet	Fair	Sink/Lavatory, Service Sink, Floor	4	11	10357779
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	10357739
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	28	9	10357645
D2010	Restrooms	Fair	Urinal, Standard	16	14	10357623
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	32	13	10357791
D2010	Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	9	10357634
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 193 GAL	1	14	10357771
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	5	10357745
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	29	5	10357644
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	65,982 SF	20	10357698
D2010	109	Fair	Water Heater, Electric, Commercial (12 kW), 80 GAL [DWH-1]	1	9	10357664
D2060	Boiler Room	Excellent	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	20	10357631
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 10 HP	1	6	10357626
HVAC						
D3020	Hallway	Fair	Unit Heater, Electric, 15 KW [UH-5]	1	9	10357783
D3020	Mechanical Mezzanine	Fair	Unit Heater, Electric, 5 kW [PUH-5]	1	10	10357788

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Storage room	Fair	Unit Heater, Electric, 3 kW	1	9	10357785
D3020	Hallway	Fair	Unit Heater, Electric, 10 kW [UH-8]	1	9	10357686
D3020	Mechanical Mezzanine	Fair	Unit Heater, Electric, 5 kW [PUH-1]	1	9	10357678
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1031 MBH [B-2]	1	3	10357790
D3020	Electric Main Shut Off Room	Fair	Unit Heater, Electric, 5 kW	1	9	10357619
D3020	Fire Sprinkler Room	Fair	Unit Heater, Electric, 7 kW	1	3	10357772
D3020	Electrical Room	Fair	Unit Heater, Electric, 5 kW	1	14	10357615
D3020	109	Fair	Boiler Supplemental Components, Expansion Tank, 7 GAL	1	29	10357700
D3020	Hallway	Fair	Unit Heater, Electric, 10 kW [UH-9]	1	9	10357692
D3020	Hallway	Fair	Unit Heater, Electric, 10 kW [UH-6]	1	9	10357621
D3020	Restrooms	Fair	Unit Heater, Electric, 10 kW [UH-2]	1	9	10357787
D3020	Storage room	Fair	Unit Heater, Electric, 5 kW	1	14	10357752
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	10	10357680
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL	1	21	10357755
D3020	Hallway	Fair	Unit Heater, Electric, 10 kW [UH-1]	1	9	10357743
D3020	Mechanical Mezzanine	Fair	Furnace, Gas, 500 MBH [HV-1]	1	7	10357715
D3020	Ceiling Top	Fair	Unit Heater, Electric, 6 kW	1	5	10357681
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 80 GAL	1	31	10357722
D3020	Boiler Room	Fair	Unit Heater, Electric, 7 kW	1	4	10357737
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 1031 MBH [B-1]	1	3	10357731
D3030	202	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-20]	1	6	10357776
D3030	Electrical Room	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-15]	1	6	10357625
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-10]	1	6	10357613
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-14]	1	6	10357748
D3030	Boiler Room	Fair	Chiller, Air-Cooled, 60 TON [CHILLER]	1	12	10357727

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	105	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-3]	1	6	10357774
D3030	Mechanical Room 3	Fair	Fan Coil Unit, Split System DX, Interior Unit, 4 to 5 TON, 5 TON [AHU-3]	1	4	10357679
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 8 TON [VRF-A]	1	6	10357666
D3030	107	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-4]	1	6	10357733
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [CU-1]	1	3	10357691
D3030	200	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-21]	1	6	10357725
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 4 TON	1	4	10357730
D3030	203	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-15]	1	6	10357781
D3030	208	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-19]	1	6	10357630
D3030	Conference room	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-7]	1	6	10357689
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-2]	1	4	10357704
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-13]	1	6	10357635
D3030	205	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-14]	1	6	10357617
D3030	Roof	Fair	Condensing Unit/Heat Pump, Split System, Exterior, 4 TON, 4 TON [CU-3]	1	3	10357782
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-11]	1	6	10357732
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [CU-2]	1	3	10357674
D3030	Mechanical Room	Fair	Fan Coil Unit, Split System DX, Interior Unit, 5 TON, 5 TON [AHU-4]	1	4	10357632
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, No dataplate	1	3	10357638
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, 2 TON [VR-1]	1	6	10357673
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [CU-6]	1	3	10357759
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 8 TON [VRF-A]	1	5	10357724
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-12]	1	6	10357718
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, 1.5 TON	1	4	10357685
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-16]	1	6	10357655
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	24	6	10357696

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	207	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-18]	1	6	10357742
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-18]	1	6	10357734
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-2]	1	4	10357649
D3030	103	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-2]	1	6	10357646
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-5]	1	6	10357775
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 5 HP [P-2]	1	17	10357744
D3050	Ceiling Top	Fair	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, 4000 CFM [AHU-2]	1	4	10357669
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP [P-4]	1	7	10357671
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP [P-1]	1	4	10357648
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 7.5 HP [P-3]	1	8	10357670
D3050	Roof	Fair	Air Handler, Exterior AHU, 7500 CFM [DOAU-1]	1	11	10357711
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	65,982 SF	21	10357764
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	65,982 SF	18	10357629
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, 4000 CFM [AHU-1]	1	4	10357767
D3060	Boiler Room	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM	1	5	10357614
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [RV-2]	1	3	10357612
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-3]	1	14	10357757
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [RV-1]	1	3	10357786
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 150 CFM [PRV-12]	1	9	10357735
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 8' Wide Heated	1	3	10357750
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [RV-4]	1	4	10357688
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	5	10357720
D3060	Electrical Room	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-2]	1	20	10357677
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM [PRV-9]	1	7	10357610
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM [PRV-14]	1	4	10357709

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1700 CFM [PRV-6]	1	10	10357747
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM [IV-3]	1	7	10357618
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1600 CFM [EF-2]	1	11	10357712
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [PRV-13]	1	4	10357751
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 150 CFM	1	4	10357741
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [PRV-4]	1	9	10357713
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 115 CFM	1	7	10357667
D3060	Storage room near Playground	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-5]	1	19	10357766
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [PRV-11]	1	5	10357780
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM [IV-1]	1	4	10357624
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [PRV-3]	1	3	10357609
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM	1	7	10357687
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-4]	1	14	10357611
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2200 CFM	1	9	10357676
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM	1	7	10357699
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 115 CFM [PRV-10]	1	4	10357628
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM [RV-3]	1	12	10357708
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 8' Wide Heated	1	6	10357701
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM [RV-5]	1	6	10357695
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM	1	3	10357636
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 4000 CFM [EF-1,2]	1	11	10357651
Fire Protection						
D4010	Fire Sprinkler Room	Fair	Backflow Preventer, Fire Suppression, 3 INCH	1	14	10357758
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	65,982 SF	3	10357693
D4010	Fire Sprinkler Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	15	10357652

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-2]	1	14	10357641
D5010	Generator Space	Fair	Generator, Diesel, 125 KW	1	14	10357633
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-1]	1	14	10357729
D5020	106	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [XFMR T5]	1	18	10357616
D5020	106	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [XFMR T3]	1	19	10357659
D5020	Mechanical Mezzanine	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	15	10357654
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [XFMR T1]	1	19	10357665
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	29	10357707
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10357753
D5020	106	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [XFMR T4]	1	19	10357736
D5020	106	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [XFMR T6]	1	19	10357668
D5020	106	Fair	Switchboard, 277/480 V, 800 AMP [DP1]	1	29	10357683
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	29	10357761
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	4	10357622
D5020	Electric Main Shut Off Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	9	10357703
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [XFMR T2]	1	19	10357656
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	65,982 SF	19	10357658
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	65,982 SF	4	10357770
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	9	11	10357640
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	65,982 SF	6	10357650
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	65,982 SF	4	10357690
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	65,982 SF	6	10357769
D7050	Main Entrance	Fair	Fire Alarm Panel, Annunciator	1	9	10357606

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	Electric Main Shut Off Room	Fair	Fire Alarm Panel, Fully Addressable	1	10	10357660
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	65,982 SF	11	10357784
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	65,982 SF	10	10357643
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	10357702
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 3 TON	1	7	10357762
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2 LF	9	10357710
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	10357714
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10357763
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	12	10357749
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	10357675
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10357792
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	10357717
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	4	10357765
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10357653
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 3 TON	1	7	10357627
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10357756
E1040	Gymnasium Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	10357746
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	13	10357639
E1060	Healthcare room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10357721
E1060	Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10357608
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	6	10357642
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	4	18	10357706
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	2	18	10357637
E2010	Classroom & Office Spaces	Fair	Casework, Cabinetry, Standard	350 LF	12	10357726

Component Condition Report | North Chevy Chase Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Accessibility						
Y1060	Break Room	NA	ADA Kitchen & Laundry Areas, Laundry Sink, Height/Location/Clearance, Modify	1	0	11022269

Component Condition Report | North Chevy Chase Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	3	10357918
Special Construction & Demo						
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	1,300 SF	7	10357910
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	38,000 SF	13	10357906
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	6,700 SF	2	10357916
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	19	10357917
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,500 SF	13	10357915
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	8	10357911
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	12	10357912
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2	8	10357913
G2050	Site	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	6,500 SF	4	10357899
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	2,700 SF	3	10357907
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	10357908
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	15	10357902
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	85 LF	13	10357914
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	9	10357909

Component Condition Report | North Chevy Chase Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Bike Rack, Fixed 6-10 Bikes	4	11	10357903
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	10357904
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	8	10357900
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	3	10357905
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 300 WATT, Replace/Install	12	6	10357901

Appendix F: Replacement Reserves

Replacement Reserves Report



5/7/2026

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
D3050	Throughout Building	10357629	HVAC System, Ductwork, Medium Density, Replace	30	12	18	65982	SF	\$4.00	\$263,928																				\$263,928	\$263,928
D3060	Roof	10357612	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400
D3060	Roof	10357786	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200			\$1,200																		\$1,200
D3060	Roof	10357609	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	22	3	1	EA	\$2,400.00	\$2,400			\$2,400																		\$2,400
D3060	Roof	10357636	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	22	3	1	EA	\$1,400.00	\$1,400			\$1,400																		\$1,400
D3060	Roof	10357688	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10357709	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10357751	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10357741	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10357624	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Roof	10357628	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	\$1,400.00	\$1,400				\$1,400																	\$1,400
D3060	Boiler Room	10357614	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	10357780	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400
D3060	Roof	10357695	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000
D3060	Roof	10357610	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400
D3060	Roof	10357618	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400
D3060	Roof	10357667	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400
D3060	Roof	10357687	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400
D3060	Roof	10357699	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400
D3060	Roof	10357735	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	\$1,400.00	\$1,400								\$1,400													\$1,400
D3060	Roof	10357713	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	\$1,400.00	\$1,400								\$1,400													\$1,400
D3060	Roof	10357676	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	\$3,000.00	\$3,000								\$3,000													\$3,000
D3060	Roof	10357747	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400
D3060	Roof	10357712	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	14	11	1	EA	\$2,400.00	\$2,400										\$2,400											\$2,400
D3060	Roof	10357651	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	14	11	1	EA	\$3,000.00	\$3,000										\$3,000											\$3,000
D3060	Roof	10357708	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400											\$1,400										\$1,400
D3060	Roof	10357757	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	\$2,400.00	\$2,400													\$2,400								\$2,400
D3060	Roof	10357611	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	11	14	1	EA	\$1,400.00	\$1,400													\$1,400								\$1,400
D3060	Storage room near Playground	10357766	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	6	19	1	EA	\$2,400.00	\$2,400																	\$2,400				\$2,400
D3060	Electrical Room	10357677	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	\$1,400.00	\$1,400																		\$1,400			\$1,400
D3060	Kitchen	10357750	Supplemental Components, Air Curtain, 8' Wide Heated, Replace	20	17	3	1	EA	\$4,200.00	\$4,200			\$4,200																		\$4,200
D3060	Kitchen	10357720	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	15	5	1	EA	\$2,800.00	\$2,800				\$2,800																	\$2,800
D3060	Kitchen	10357701	Supplemental Components, Air Curtain, 8' Wide Heated, Replace	20	14	6	1	EA	\$4,200.00	\$4,200						\$4,200															\$4,200
D4010	Throughout Building	10357693	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	65982	SF	\$1.07	\$70,601			\$70,601																		\$70,601
D4010	Fire Sprinkler Room	10357758	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	\$5,200.00	\$5,200													\$5,200								\$5,200
D4010	Fire Sprinkler Room	10357652	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	\$10,500.00	\$10,500														\$10,500							\$10,500
D5010	Generator Space	10357633	Generator, Diesel, Replace	25	11	14	1	EA	\$58,000.00	\$58,000													\$58,000								\$58,000
D5010	Electrical Room	10357641	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	\$20,000.00	\$20,000													\$20,000								\$20,000
D5010	Electrical Room	10357729	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	\$20,000.00	\$20,000													\$20,000								\$20,000
D5020	Electrical Room	10357622	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$7,600.00	\$7,600				\$7,600																	\$7,600
D5020	Electric Main Shut Off Room	10357703	Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$75,000.00	\$75,000								\$75,000													\$75,000
D5020	Mechanical Mezzanine	10357654	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	\$6,700.00	\$6,700														\$6,700							\$6,700
D5020	106	10357616	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$6,700.00	\$6,700																	\$6,700				\$6,700
D5020	106	10357659	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,000.00	\$6,000																	\$6,000				\$6,000
D5020	Electrical Room	10357665	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,000.00	\$6,000																\$6,000					\$6,000
D5020	106	10357736	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,700.00	\$6,700																\$6,700					\$6,700
D5020	106	10357668	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$10,000.00	\$10,000																\$10,000					\$10,000
D5020	Electrical Room	10357656	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$7,600.00	\$7,600																\$7,600					\$7,600
D5030	Throughout Building	10357658	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	65982	SF	\$2.50	\$164,955															\$164,955						\$164,955
D5040	Throughout Building	10357770	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	6	4	65982	SF	\$0.65	\$42,888				\$42,888		</															

Replacement Reserves Report



5/7/2026

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$39,094	\$11,801	\$7,316	\$0	\$100,300	\$44,767	\$37,623	\$10,308	\$15,455	\$4,430	\$28,515	\$240,950	\$9,832	\$3,895	\$0	\$0	\$4,597	\$145,541	\$0	\$704,424	

* Markup has been included in unit costs.

Appendix G: Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10357771	D2010	Water Heater	Gas, Commercial (200 MBH)	193 GAL	North Chevy Chase Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD-81-199NE 118	1944116877602	2019		
2	10357664	D2010	Water Heater [DWH-1]	Electric, Commercial (12 kW)	80 GAL	North Chevy Chase Elementary School / Main Building	109	A. O. Smith	DRE 80 100	1422M002656	2014		
3	10357745	D2010	Backflow Preventer	Domestic Water	2 IN	North Chevy Chase Elementary School / Main Building	Boiler Room	Illegible	Illegible	Illegible	1994		
4	10357626	D2060	Air Compressor	Tank-Style	10 HP	North Chevy Chase Elementary School / Main Building	Boiler Room	Manchester	36916	Illegible	1994		
5	10357631	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	North Chevy Chase Elementary School / Main Building	Boiler Room	Hankison	3YA43A	24C1153YA430661	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10357731	D3020	Boiler [B-1]	Gas, HVAC	1031 MBH	North Chevy Chase Elementary School / Main Building	Boiler Room	Kewaunee	KW5.0-142-G	849421	1994		
2	10357790	D3020	Boiler [B-2]	Gas, HVAC	1031 MBH	North Chevy Chase Elementary School / Main Building	Boiler Room	Kewaunee	KW5.0-142-G	849421	1994		
3	10357715	D3020	Furnace [HV-1]	Gas	500 MBH	North Chevy Chase Elementary School / Main Building	Mechanical Mezzanine	Reznor	SSCBL500-6-s	3BLB549LG12	2012		
4	10357785	D3020	Unit Heater	Electric	3 kW	North Chevy Chase Elementary School / Main Building	Storage room	Trane	UHSA042W2DAAC	A94K49230			
5	10357619	D3020	Unit Heater	Electric	5 kW	North Chevy Chase Elementary School / Main Building	Electric Main Shut Off Room	Trane	Illegible	Illegible			
6	10357772	D3020	Unit Heater	Electric	7 kW	North Chevy Chase Elementary School / Main Building	Fire Sprinkler Room	Trane	UHSA042W2DAAC	LA94K49232	1994		
7	10357615	D3020	Unit Heater	Electric	5 kW	North Chevy Chase Elementary School / Main Building	Electrical Room	Berko	Inaccessible	Inaccessible			
8	10357752	D3020	Unit Heater	Electric	5 kW	North Chevy Chase Elementary School / Main Building	Storage room	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10357681	D3020	Unit Heater	Electric	6 kW	North Chevy Chase Elementary School / Main Building	Ceiling Top	Trane	UHSA042W2DAAC	A94K49235			
10	10357737	D3020	Unit Heater	Electric	7 kW	North Chevy Chase Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
11	10357678	D3020	Unit Heater [PUH-1]	Electric	5 kW	North Chevy Chase Elementary School / Main Building	Mechanical Mezzanine	Taskmaster	G1G5105N	NA			
12	10357788	D3020	Unit Heater [PUH-5]	Electric	5 kW	North Chevy Chase Elementary School / Main Building	Mechanical Mezzanine	Taskmaster	G1G5103N	NA			
13	10357743	D3020	Unit Heater [UH-1]	Electric	10 kW	North Chevy Chase Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		
14	10357787	D3020	Unit Heater [UH-2]	Electric	10 kW	North Chevy Chase Elementary School / Main Building	Restrooms	Inaccessible	Inaccessible	Inaccessible	2014		
15	10357783	D3020	Unit Heater [UH-5]	Electric	15 KW	North Chevy Chase Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		
16	10357621	D3020	Unit Heater [UH-6]	Electric	10 kW	North Chevy Chase Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		
17	10357686	D3020	Unit Heater [UH-8]	Electric	10 kW	North Chevy Chase Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	10357692	D3020	Unit Heater [UH-9]	Electric	10 kW	North Chevy Chase Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		
19	10357700	D3020	Boiler Supplemental Components	Expansion Tank	7 GAL	North Chevy Chase Elementary School / Main Building	109	Taco	PAX30-150	378502	2014		
20	10357755	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	North Chevy Chase Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
21	10357722	D3020	Boiler Supplemental Components	Expansion Tank	80 GAL	North Chevy Chase Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
22	10357727	D3030	Chiller [CHILLER]	Air-Cooled	60 TON	North Chevy Chase Elementary School / Main Building	Boiler Room	Trane	CGAN 860F 2003 AXD2 A1A1 B1AX XA1D	L120A78515	2012		
23	10357782	D3030	Condensing Unit/Heat Pump [CU-3]	Split System, Exterior, 4 TON	4 TON	North Chevy Chase Elementary School / Main Building	Roof	Trane	TTA048C400A0	J45258194	1995		
24	10357638	D3030	Ductless Mini-Split	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	No dataplate	North Chevy Chase Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
25	10357704	D3030	Ductless Mini-Split [DSS-2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	North Chevy Chase Elementary School / Main Building	Roof	Panasonic	CU-KE18NKHU	00083 14	2014		
26	10357649	D3030	Ductless Mini-Split [DSS-2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	North Chevy Chase Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A18NHA4	45U07878C	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	10357673	D3030	Fan Coil Cassette [VR-1]	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	2 TON	North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
28	10357613	D3030	Fan Coil Cassette [VR-10]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
29	10357732	D3030	Fan Coil Cassette [VR-11]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
30	10357718	D3030	Fan Coil Cassette [VR-12]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
31	10357635	D3030	Fan Coil Cassette [VR-13]	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
32	10357748	D3030	Fan Coil Cassette [VR-14]	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
33	10357617	D3030	Fan Coil Cassette [VR-14]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	205	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
34	10357625	D3030	Fan Coil Cassette [VR-15]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Electrical Room	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
35	10357781	D3030	Fan Coil Cassette [VR-15]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	203	Mitsubishi Electric	Inaccessible	Inaccessible	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10357655	D3030	Fan Coil Cassette [VR-16]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
37	10357742	D3030	Fan Coil Cassette [VR-18]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	207	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
38	10357734	D3030	Fan Coil Cassette [VR-18]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
39	10357630	D3030	Fan Coil Cassette [VR-19]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	208	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
40	10357646	D3030	Fan Coil Cassette [VR-2]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	103	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
41	10357776	D3030	Fan Coil Cassette [VR-20]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	202	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
42	10357725	D3030	Fan Coil Cassette [VR-21]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	200	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
43	10357774	D3030	Fan Coil Cassette [VR-3]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	105	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
44	10357733	D3030	Fan Coil Cassette [VR-4]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	107	Mitsubishi Electric	Inaccessible	Inaccessible	2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10357775	D3030	Fan Coil Cassette [VR-5]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Office Space	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
46	10357689	D3030	Fan Coil Cassette [VR-7]	Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON		North Chevy Chase Elementary School / Main Building	Conference room	Mitsubishi Electric	Inaccessible	Inaccessible	2015		
47	10357679	D3030	Fan Coil Unit [AHU-3]	Split System DX, Interior Unit, 4 to 5 TON	5 TON	North Chevy Chase Elementary School / Main Building	Mechanical Room 3	American Standard Inc.	TWE060D150A1	J46863787	1995		
48	10357632	D3030	Fan Coil Unit [AHU-4]	Split System DX, Interior Unit, 5 TON	5 TON	North Chevy Chase Elementary School / Main Building	Mechanical Room	Trane	TWE060D150A1	J46863581	1995		
49	10357666	D3030	Heat Pump [VRF-A]	Var Refrig Vol (VRV)	8 TON	North Chevy Chase Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	33W00823	2015		
50	10357724	D3030	Heat Pump [VRF-A]	Var Refrig Vol (VRV)	8 TON	North Chevy Chase Elementary School / Main Building	Roof	Mitsubishi Electric	PURY-P96YKMU-A	33W00883	2014		
51	10357730	D3030	Split System	Condensing Unit/Heat Pump	4 TON	North Chevy Chase Elementary School / Main Building	Roof	Trane	TTA048C400A	Illegible	1995		
52	10357691	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	10 TON	North Chevy Chase Elementary School / Main Building	Roof	American Standard Inc.	TTA120B400BA	J45198299	1995		
53	10357674	D3030	Split System [CU-2]	Condensing Unit/Heat Pump	10 TON	North Chevy Chase Elementary School / Main Building	Roof	American Standard Inc.	TTA120B400BA	J40198286	1995		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
54	10357759	D3030	Split System [CU-6]	Condensing Unit/Heat Pump	2 TON	North Chevy Chase Elementary School / Main Building	Roof	Trane	Illegible	K06242913	1995		
55	10357685	D3030	Split System Ductless	Multi Zone, Condenser & 2 Evaporators of 1 TON each	1.5 TON	North Chevy Chase Elementary School / Main Building	Roof	Panasonic	CU-KE18NKU	00077 14	2014		
56	10357696	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM		North Chevy Chase Elementary School / Main Building	Classrooms General	No dataplate	No dataplate	No dataplate	1995		24
57	10357648	D3050	Pump [P-1]	Distribution, HVAC Heating Water	7.5 HP	North Chevy Chase Elementary School / Main Building	Boiler Room	Baldor Reliance	M3311T	F594	1994		
58	10357744	D3050	Pump [P-2]	Distribution, HVAC Heating Water	5 HP	North Chevy Chase Elementary School / Main Building	Boiler Room	Super E motor	EM3218T-G	F 1910044305			
59	10357670	D3050	Pump [P-3]	Distribution, HVAC Heating Water	7.5 HP	North Chevy Chase Elementary School / Main Building	Boiler Room	Baldor	M3311T	F594			
60	10357671	D3050	Pump [P-4]	Distribution, HVAC Heating Water	7.5 HP	North Chevy Chase Elementary School / Main Building	Boiler Room	Baldor	M5311T	F594			
61	10357767	D3050	Air Handler [AHU-1]	Interior AHU, Packaged, 2401 to 4000 CFM	4000 CFM	North Chevy Chase Elementary School / Main Building	Mechanical Room	Trane	MCCA010MAD0AAB0AA0AB000000	K95A01789	1995		
62	10357669	D3050	Air Handler [AHU-2]	Interior AHU, Packaged, 2401 to 4000 CFM	4000 CFM	North Chevy Chase Elementary School / Main Building	Ceiling Top	Trane	MCCA008GAH0AAA000D0EAA00AAA0000AA000B0000	K95A00872	1995		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
63	10357711	D3050	Air Handler [DOAU-1]	Exterior AHU	7500 CFM	North Chevy Chase Elementary School / Main Building	Roof	Venmar	EnergyPack-PPa-Z-07e-PP-21200-050262-X-P	00795405-C06260	2015		
64	10357614	D3060	Exhaust Fan	Centrifugal, 12" Damper	1000 CFM	North Chevy Chase Elementary School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
65	10357741	D3060	Exhaust Fan	Centrifugal, 12" Damper	150 CFM	North Chevy Chase Elementary School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
66	10357667	D3060	Exhaust Fan	Centrifugal, 12" Damper	115 CFM	North Chevy Chase Elementary School / Main Building	Roof	Centrimark	Illegible	Illegible			
67	10357687	D3060	Exhaust Fan	Centrifugal, 12" Damper	600 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
68	10357699	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	North Chevy Chase Elementary School / Main Building	Roof	CentriMaster	Illegible	Illegible			
69	10357636	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	1994		
70	10357676	D3060	Exhaust Fan	Centrifugal, 24" Damper	2200 CFM	North Chevy Chase Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
71	10357651	D3060	Exhaust Fan [EF-1,2]	Centrifugal, 24" Damper	4000 CFM	North Chevy Chase Elementary School / Main Building	Roof	Greenheck	CUBE 360-20-X	12732770 1202			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
72	10357677	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	500 CFM	North Chevy Chase Elementary School / Main Building	Electrical Room	Greenheck	se-100-A-X	13619603			
73	10357712	D3060	Exhaust Fan [EF-2]	Centrifugal, 16" Damper	1600 CFM	North Chevy Chase Elementary School / Main Building	Roof	Greenheck	CUBE-360-20-X	12732771 1202			
74	10357757	D3060	Exhaust Fan [EF-3]	Centrifugal, 16" Damper	1100 CFM	North Chevy Chase Elementary School / Main Building	Roof	Greenheck	CUE 101 A-X	12732772 1202	2014		
75	10357611	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper	600 CFM	North Chevy Chase Elementary School / Main Building	Roof	Greenheck	CUE-080-D-X	12732757 1202	2014		
76	10357766	D3060	Exhaust Fan [EF-5]	Centrifugal, 16" Damper	1800 CFM	North Chevy Chase Elementary School / Main Building	Storage room near Playground	Greenheck	BSQ-90-4-X	12732477 1202			
77	10357624	D3060	Exhaust Fan [IV-1]	Roof or Wall-Mounted, 12" Damper	800 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	IV1254	Z8B268501	1994		
78	10357618	D3060	Exhaust Fan [IV-3]	Centrifugal, 12" Damper	300 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	EV1224	WSA5 190-120			
79	10357628	D3060	Exhaust Fan [PRV-10]	Centrifugal, 12" Damper	115 CFM	North Chevy Chase Elementary School / Main Building	Roof	CentriMaster	PRN118	Illegible			
80	10357780	D3060	Exhaust Fan [PRV-11]	Centrifugal, 12" Damper	600 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
81	10357735	D3060	Exhaust Fan [PRV-12]	Centrifugal, 12" Damper	150 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
82	10357751	D3060	Exhaust Fan [PRV-13]	Centrifugal, 12" Damper	600 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
83	10357709	D3060	Exhaust Fan [PRV-14]	Centrifugal, 12" Damper	750 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
84	10357609	D3060	Exhaust Fan [PRV-3]	Centrifugal, 16" Damper	1100 CFM	North Chevy Chase Elementary School / Main Building	Roof	CentriMaster	PNN2456	WSAST 034	1994		
85	10357713	D3060	Exhaust Fan [PRV-4]	Centrifugal, 12" Damper	500 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
86	10357747	D3060	Exhaust Fan [PRV-6]	Centrifugal, 16" Damper	1700 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
87	10357610	D3060	Exhaust Fan [PRV-9]	Centrifugal, 12" Damper	250 CFM	North Chevy Chase Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
88	10357786	D3060	Exhaust Fan [RV-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	Illegible	WSAS 190-101	1994		
89	10357612	D3060	Exhaust Fan [RV-2]	Roof or Wall-Mounted, 16" Damper	1500 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	EV1872	MSA5090-104	1994		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
90	10357708	D3060	Exhaust Fan [RV-3]	Centrifugal, 12" Damper	300 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	EV1830	WSA5 190-107			
91	10357688	D3060	Exhaust Fan [RV-4]	Centrifugal, 12" Damper	200 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	BV2020	WSAS 190-110			
92	10357695	D3060	Exhaust Fan [RV-5]	Centrifugal, 24" Damper	2500 CFM	North Chevy Chase Elementary School / Main Building	Roof	SkyMaster	3V2454	WSA5 190-0113			
93	10357720	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		North Chevy Chase Elementary School / Main Building	Kitchen	Mars Air Systems	LPV236-1UA-0B	: 1015031S	2010		
94	10357750	D3060	Supplemental Components	Air Curtain, 8' Wide Heated		North Chevy Chase Elementary School / Main Building	Kitchen	Mars Air Systems	42C	9508PF342C-L	1994		
95	10357701	D3060	Supplemental Components	Air Curtain, 8' Wide Heated		North Chevy Chase Elementary School / Main Building	Kitchen	Mars Air Systems	LPV236-1UA-0B	1015030S	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10357758	D4010	Backflow Preventer	Fire Suppression	3 INCH	North Chevy Chase Elementary School / Main Building	Fire Sprinkler Room	No dataplate	No dataplate	No dataplate			
2	10357652	D4010	Backflow Preventer	Fire Suppression	6 IN	North Chevy Chase Elementary School / Main Building	Fire Sprinkler Room	Watts Regulator	Illegible	218617			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10357633	D5010	Generator	Diesel	125 KW	North Chevy Chase Elementary School / Main Building	Generator Space	Kohler	Inaccessible	Inaccessible	2014		
2	10357729	D5010	Automatic Transfer Switch [ATS-1]	ATS	400 AMP	North Chevy Chase Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible			
3	10357641	D5010	Automatic Transfer Switch [ATS-2]	ATS	400 AMP	North Chevy Chase Elementary School / Main Building	Electrical Room	Kohler	Inaccessible	Inaccessible			
4	10357654	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	North Chevy Chase Elementary School / Main Building	Mechanical Mezzanine	General Electric	9T83C9872G80	1M00002TF			
5	10357707	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	North Chevy Chase Elementary School / Main Building	Electrical Room	Powersmiths	Esaver-80R-75-480-208	80054	2024		
6	10357753	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	North Chevy Chase Elementary School / Main Building	Boiler Room	Powersmiths	Esaver-80R-30-480-208	80053	2024		
7	10357761	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	North Chevy Chase Elementary School / Main Building	Electrical Room	Powersmiths	Esaver-80R-112.5-480-208-T115	80055	2024		
8	10357622	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	North Chevy Chase Elementary School / Main Building	Electrical Room	Siemens	9T23B3873	1475A382EBG001	1994		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10357665	D5020	Secondary Transformer [XFMR T1]	Dry, Stepdown	15 KVA	North Chevy Chase Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	V48M28B15CUEE	J14F51468	2014		
10	10357656	D5020	Secondary Transformer [XFMR T2]	Dry, Stepdown	30 KVA	North Chevy Chase Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	N48M28B45CUEE	J14F51542	2014		
11	10357659	D5020	Secondary Transformer [XFMR T3]	Dry, Stepdown	15 KVA	North Chevy Chase Elementary School / Main Building	106	Eaton Cutler-Hammer	N48M28B15CUEE	J14F00978	2014		
12	10357736	D5020	Secondary Transformer [XFMR T4]	Dry, Stepdown	30 KVA	North Chevy Chase Elementary School / Main Building	106	Eaton Cutler-Hammer	V48M28B30CUEE	J14F51321	2014		
13	10357616	D5020	Secondary Transformer [XFMR T5]	Dry, Stepdown	30 KVA	North Chevy Chase Elementary School / Main Building	106	Eaton Cutler-Hammer	N48M28B30CUEE	J13L50660	2013		
14	10357668	D5020	Secondary Transformer [XFMR T6]	Dry, Stepdown	75 KVA	North Chevy Chase Elementary School / Main Building	106	Eaton Cutler-Hammer	V48M28B75CUEE	J14F00990	2014		
15	10357703	D5020	Switchboard	277/480 V	1600 AMP	North Chevy Chase Elementary School / Main Building	Electric Main Shut Off Room	General Electric	9840002022	NA	1994		
16	10357683	D5020	Switchboard [DP1]	277/480 V	800 AMP	North Chevy Chase Elementary School / Main Building	106	Eaton Cutler-Hammer	SLY0497028-002	NA	2014		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10357660	D7050	Fire Alarm Panel	Fully Addressable		North Chevy Chase Elementary School / Main Building	Electric Main Shut Off Room	Johnson Controls	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10357765	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		North Chevy Chase Elementary School / Main Building	Kitchen				1994		
2	10357756	E1030	Foodservice Equipment	Convection Oven, Double		North Chevy Chase Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10357653	E1030	Foodservice Equipment	Dairy Cooler/Wells		North Chevy Chase Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58-1-W	8808520			
4	10357763	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		North Chevy Chase Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	E95C0868			
5	10357792	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		North Chevy Chase Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	E95B0867			
6	10357717	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		North Chevy Chase Elementary School / Main Building	Kitchen	Nor-Lake	NR211555/1	95060273			
7	10357762	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	3 TON	North Chevy Chase Elementary School / Main Building	Roof	BOHN	BZS009M6C	T18G06699			
8	10357627	E1030	Foodservice Equipment	Walk-In, Condenser for Refigerator/Freezer	3 TON	North Chevy Chase Elementary School / Main Building	Roof	BOHN	BZS035L6C	T18G06461			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	10357702	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		North Chevy Chase Elementary School / Main Building	Kitchen	BOHN	ADT104AEB2N6K	T18G08888			
10	10357675	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		North Chevy Chase Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible			
11	10357749	E1030	Foodservice Equipment	Walk-In, Freezer		North Chevy Chase Elementary School / Main Building	Kitchen	Thermalrite	NA	277355-01#J02			
12	10357714	E1030	Foodservice Equipment	Walk-In, Refrigerator		North Chevy Chase Elementary School / Main Building	Kitchen	Thermalrite	NA	277355-01 J01			
13	10357746	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		North Chevy Chase Elementary School / Main Building	Gymnasium Hallway						