FACILITY CONDITION ASSESSMENT

prepared for

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

Oak View Elementary School
400 East Wayne Avenue
Silver Spring, MD 20901

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-085.354

DATE OF REPORT:
August 20, 2025

ON SITE DATE:
April 10, 2025

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	400 East Wayne Avenue, Silver Spring, MD 20901
Site Developed	1949 Renovated 2005
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 10, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Mr. Jeff Cline, Principal
Assessment and Report Prepared By	Edmund Gabay
Reviewed By	Adrian Reth, *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

The elementary school was originally established in 1948 and has undergone several expansions to meet evolving educational needs. The campus saw its first major addition in 1952 with a two-story classroom wing. In 1984, a gymnasium was added to enhance physical education facilities. The most recent significant expansion occurred in 2005, which included a new lobby, office space, and additional classrooms.

Architectural

The school consists of 1 and 2-story structures that appear structurally sound, with no visible evidence of cracking or settlement. The building features open web steel joists supporting a metal deck roof structure, all resting on CMU bearing walls with brick veneer exterior. The modified bitumen roof with gravel ballast is approaching the end of its lifecycle, necessitating short term replacement.

Interior finishes are generally in fair condition, with recent updates in several areas. VCT flooring throughout the main building and health center addition was replaced in 2023. Ceramic tile in bathrooms and carpeting in the library are not expected to need replacement in the term. Suspended acoustic tile ceilings, installed around 2005, are still in fair condition. Walls are primarily painted CMU.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main building's HVAC system consists of gas boilers and a roof-mounted chiller (replaced in 2009) serving air handling units, fan coil units, and unit ventilators. Additional cooling is provided by rooftop package units and exterior air handling units. The chiller is anticipated to need replacement in the medium term.

Plumbing hot water is supplied by a 193-gallon gas water heater installed in 2021. Plumbing infrastructure varies in age due to building additions, with fixtures estimated to be at least 20 years old.

The electrical system includes a switchboard and main distribution panels in fair condition, with replacement anticipated. An emergency generator and two ATS units provide backup power. The electrical infrastructure varies in age due to building additions and renovations.

The commercial kitchen features equipment mostly replaced between 2005 and 2020, with lifecycle replacements anticipated during the evaluation period.

Fire safety is addressed by a fully addressable fire alarm system with a 5-year-old main panel, while the overall system was upgraded around 2005.

Site

The school site features typical amenities for an elementary school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The asphalt parking lots exhibit signs of widespread alligator cracking. Pavement striping is in fair condition. The campus includes playgrounds and sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.593026.

Immediate Needs

Facility/Building	Total Items	Total Cost
Oak View Elementary School	2	$9,500
Total	**2**	**$9,500**

Oak View Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9361742	Playground	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	$7,000
9360450	Restroom	Y1050	ADA Restrooms, Restrooms, Faucet Hardware, Modify	NA	Accessibility	$2,500

Key Findings

Roofing in Poor condition.

Built-Up
Main Building Oak View Elementary School
Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: $645,500

$$$$

POC reports frequent leaks and aged - AssetCALC ID: 9203940

Elevator Controls in Poor condition.

Automatic, 1 Car
Main Building Oak View Elementary School
Elevator Machine Rm 203

Uniformat Code: D1010
Recommendation: **Replace in 2026**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $5,000

**$$**$$

Unreliable elevator - AssetCALC ID: 9203867

Casework in Poor condition.

Cabinetry, Standard
Main Building Oak View Elementary School
Throughout Building

Uniformat Code: E2010
Recommendation: **Replace in 2027**

Priority Score: **82.7**

Plan Type:
Performance/Integrity

Cost Estimate: $30,000

**$$$**$

POC reports some casework in classrooms is in poor condition - AssetCALC ID: 9203809

Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Oak View Elementary School Playground

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $7,000

**$$**$$

POC reports that the playground floods - AssetCALC ID: 9361742

ADA Restrooms

Restrooms, Faucet Hardware
Main Building Oak View Elementary School
Restroom

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,500

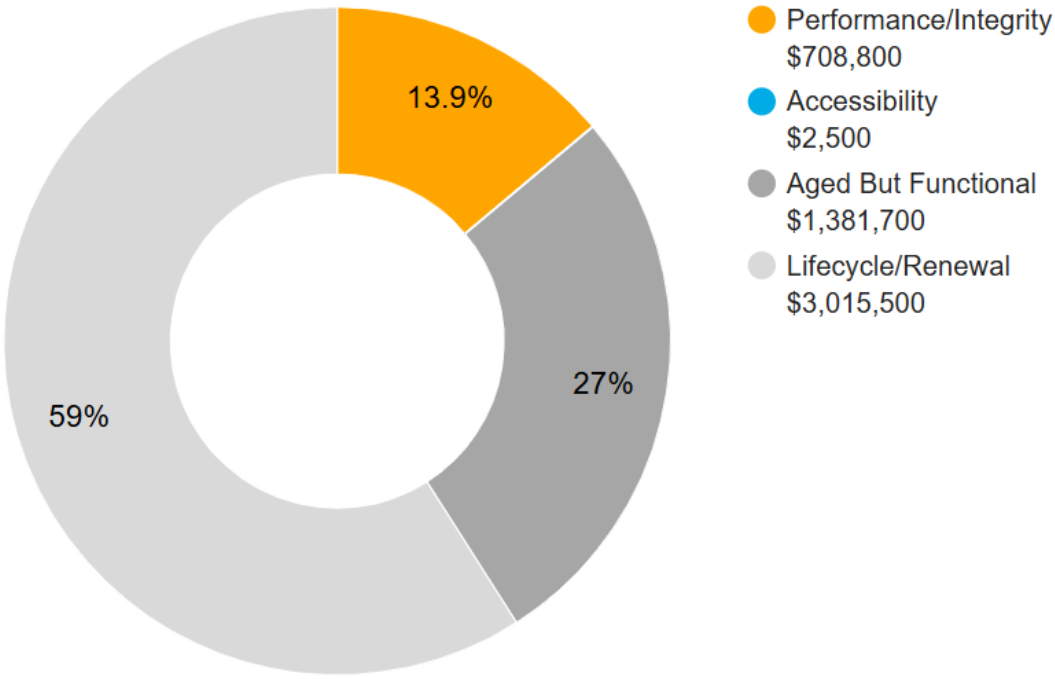
**$$**$$

Handles are not accessible - AssetCALC ID: 9360450

Plan Types

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

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



10-YEAR TOTAL: $5,108,500

2. Elementary School Building

Elementary School Building: Systems Summary		
Address	400 East Wayne Avenue, Silver Spring, MD 20901	
GPS Coordinates	39.0044805, -77.0023949	
Constructed/Renovated	1948 / 2005	
Building Area	57,560 SF	
Number of Stories	2 stories above grade with partial below-grade basement levels (mechanical mezzanines are present but not included in the count)	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco, metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, concrete Ceilings: Painted gypsum board, ACT and exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair

Elementary School Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil, cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps, Ductless split-systems Supplemental components: Ductless split systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the 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
Facade	-	-	$39,900	$451,600	$45,100	$536,600
Roofing	-	$664,900	-	-	-	$664,900
Interiors	-	-	$607,300	$23,900	$1,100,200	$1,731,400
Conveying	-	$5,200	$9,800	$73,900	$15,300	$104,200
Plumbing	-	-	$4,400	$132,600	$563,600	$700,600
HVAC	-	-	$359,900	$583,600	$927,200	$1,870,700
Fire Protection	-	-	-	$94,500	-	$94,500
Electrical	-	-	$480,400	$107,800	$303,600	$891,800
Fire Alarm & Electronic Systems	-	-	$465,700	$174,900	$269,800	$910,400
Equipment & Furnishings	-	$31,800	$125,500	$251,600	$144,600	$553,500
Site Utilities	-	-	-	-	$7,500	$7,500
Accessibility	$2,500	-	-	-	-	$2,500
TOTALS (3% inflation)	**$2,500**	**$701,800**	**$2,092,900**	**$1,894,300**	**$3,376,900**	**$8,068,400**

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

3. Site Summary

Site Information		
Site Area	9.85 acres (estimated)	
Parking Spaces	75 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Wood and chain link fencing; Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Timber and Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Storage sheds, Prefabricated modular buildings	Fair

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	The playing field is in poor condition. The playing field frequently is subject to flooding and does not drain rainwater efficiently. A professional engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. budgetary cost allowance to repair the drainage issues of the playing field are also included.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	$47,800	$47,800
Site Utilities	-	-	-	$47,800	-	$47,800
Site Pavement	-	$15,800	$133,900	$18,300	$45,700	$213,600
Site Development	-	-	$22,700	$171,700	$250,900	$445,200
Follow-up Studies	$7,000	-	-	-	-	$7,000
TOTALS (3% inflation)	**$7,000**	**$15,800**	**$156,600**	**$237,700**	**$344,500**	**$761,600**

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

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			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1949 / 2005	Yes	No
School Building	1949 / 2005	Yes	No

A prior accessibility survey was performed by G1 Architects in 2004. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full. A line item by line item comparison between the prior study and BV's recent observations are beyond the scope of this assessment.

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

.

5. Purpose and Scope

Purpose

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

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

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

Condition Ratings	
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 to 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 Oak View Elementary School, 400 East Wayne Avenue, Silver Spring, MD 20901, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Edmund Gabay
Project Assessor

Reviewed by:

Adrian Reth
Technical Report Reviewer
for
Bill Champion
Program Manager
443.622.5067
bill.champion@bureauveritas.com

8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - FOUNDATION SYSTEM

6 - STRUCTURAL OVERVIEW

Photographic Overview

7 - STRUCTURAL FRAMING

8 - ELEVATOR MACHINE ROOM

9 - CLASSROOM

10 - CAFETERIA

11 - COMMON HALL

12 - LOBBY

Photographic Overview

13 - LIBRARY

14 - OFFICE AREA

15 - GYMNASIUM

16 - ART CLASSROOM

17 - COMMERCIAL KITCHEN

18 - GAS WATER HEATER

Photographic Overview

19 - DOMESTIC BACKFLOW PREVENTER

20 - GAS BOILER

21 - AIR COOLED CHILLER

22 - DUCTLESS SPLIT SYSTEM COMPONENT

23 - PACKAGED HEAT PUMP

24 - ROOFTOP PACKAGED UNIT

Photographic Overview

25 - EXTERIOR AIR HANDLER

26 - BACKFLOW PREVENTER

27 - CLUSTER OF ALARM DEVICES

28 - SPRINKLER RISER

29 - ELECTRICAL ROOM

30 - DIESEL GENERATOR

Photographic Overview

31 - ELECTRICAL SWITCHBOARD

32 - ELECTRICAL DISTRIBUTION PANEL

33 - ELECTRICAL SYSTEM

34 - INTRUSION DETECTION SYSTEM

35 - SECURITY/SURVEILLANCE SYSTEM

36 - FIRE ALARM PANEL

Photographic Overview

37 - BAS/HVAC CONTROLS

38 - ASPHALT PARKING LOT

39 - CONCRETE SIDEWALK

40 - PLAY STRUCTURE

41 - PICNIC TABLES

42 - PARKING AREA OVERVIEW

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-085.354	Oak View Elementary School Montgomery County Public Schools
Source	**On-Site Date**
Google	April 10, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Oak View Elementary School

Name of person completing form: Jeff Cline

Title / Association w/ property: Principal

Length of time associated w/ property: 10 years

Date Completed: 4/9/2025

Phone Number: 240.740.6540

Method of Completion: DURING - verbally completed during assessment

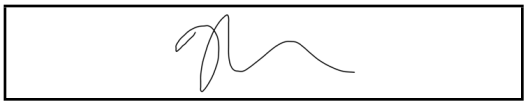
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1949	Renovated: 2005	Front 2 offices 2005
2	Building size in SF	57,560 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1990	
		Roof	1990	Many leaks
		Interiors		Painting 2020, VCT 2023, carpet 2023
		HVAC	2002	Many repairs. Units for 127 and office. HVAC unreliable.
		Electrical	1990	
		Site Pavement	2020	New concrete sidewalk.
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None . Cabinets need replacement lighting is dim. Cabinets in Classrooms and lounge are old		
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.	Boys toilet close to main office backs up		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Many roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			There was a mold issue in Room 110
10	Are your elevators unreliable, with frequent service calls?		X			Inconsistent. Old elevator. Breaks down 2 times per year
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Boys bathroom gets clogged
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?					
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				See above
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?	X				
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			Playground flooding
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2022
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?	X				Distance of parking
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Oak View Elementary School

BV Project Number: 172559.25R000-085.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

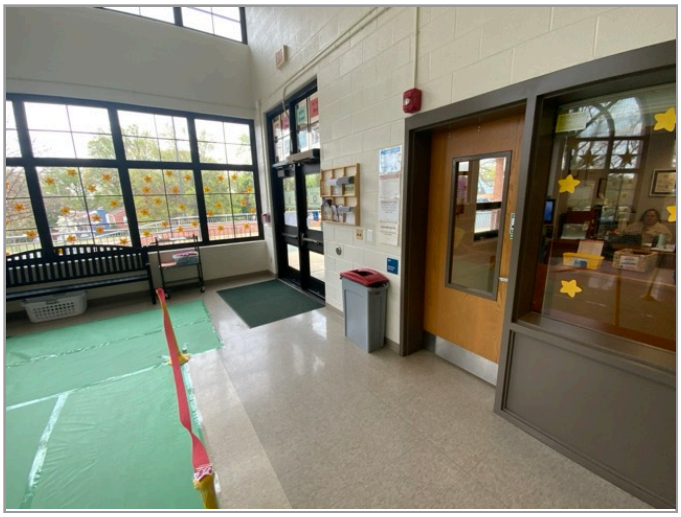
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

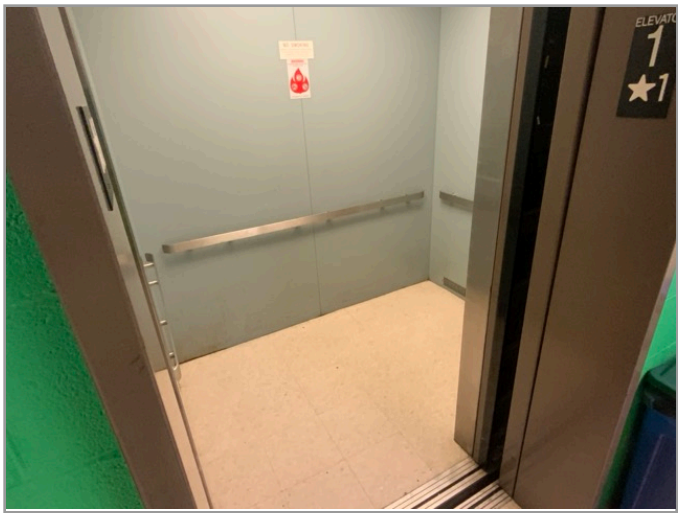
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB

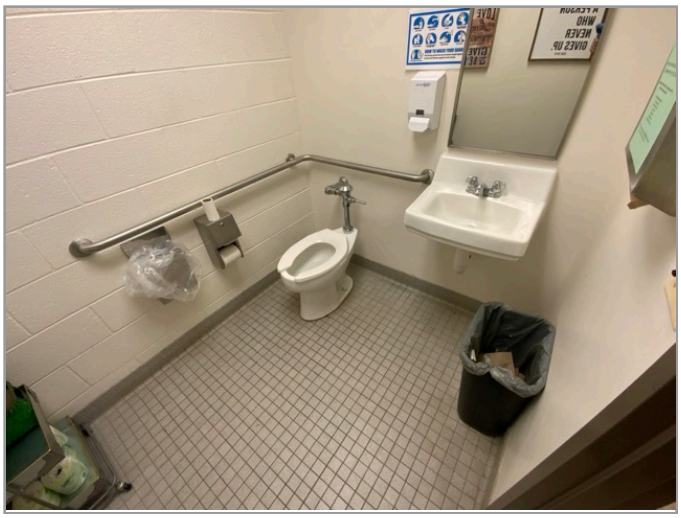
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?		X		Faucet handles on sink are not paddle type.
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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 ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	11,878 SF	55	9203948
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	25,478 SF	25	9241947
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	12,504 SF	25	9241952
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	7,700 SF	46	9241959
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	11,878 SF	55	9203906
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	7,700 SF	46	9241958
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	25,478 SF	40	9241961
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	12,504 SF	25	9241955
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	7,300 SF	3	9203927
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	900 SF	20	9203902
B2010	Building Exterior	Fair	Exterior Walls, Stucco, Prep & Fog Coat or Paint	4,600 SF	3	9203822
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	3	9203889
B2020	Building Exterior	Fair	Glazing, any type by SF	4,600 SF	10	9203920
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	10	9203817
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	17	10	9203937
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	10	9203926
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	46,107 SF	1	9203940
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	110	20	9203925
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	11	20	9203878
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	55,000 SF	5	9203917

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26		3	9203815
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	3,500	SF	21	9203843
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	114,900	SF	5	9203826
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	23,000	SF	4	9203814
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	17,300	SF	13	9203898
C2030	Multi-Purpose Room	Good	Flooring, Vinyl Tile (VCT)	5,800	SF	13	9203882
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,800	SF	5	9241953
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,900	SF	20	9203807
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,900	SF	21	9203863
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	2,900	SF	20	9203818
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Tile	2,900	SF	8	9203879
Conveying							
D1010	Elevator Machine Rm 203	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		10	9203946
D1010	Elevator Machine Rm 203	Fair	Elevator Cab Finishes, Standard	1		3	9203890
D1010	Elevator Machine Rm 203	Poor	Elevator Controls, Automatic, 1 Car	1		1	9203867
Plumbing							
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1		12	9203824
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1		16	9203893
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	57,560	SF	20	9203851
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2		3	9203933
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1		10	9203828
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	27		10	9203862
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	31		10	9203897
D2010	Office Areas	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		10	9203861
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	5		15	9203808

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	9	10	9203875
D2010	Building Service Office	Fair	Shower, Fiberglass	1	3	9203901
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	9	9203943
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [BOILER-1]	1	9	9203947
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203847
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203876
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203798
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	25	3	9203837
D3030	Portable Unit 895	Fair	Heat Pump, Packaged & Wall-Mounted	1	5	9203939
D3030	Portable Unit 970	Fair	Heat Pump, Packaged & Wall-Mounted	1	6	9203904
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203839
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203830
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU 3]	1	3	9203866
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CAF MANAGER]	1	6	9203848
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203895
D3030	Portable Unit 935	Fair	Heat Pump, Packaged & Wall-Mounted	1	6	9203888
D3030	Roof	Fair	Chiller, Air-Cooled, 81 to 100 TON	1	9	9203931
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CU-5]	1	3	9203819
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9203829
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	9203903
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9203841
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	57,560 SF	15	9203806
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9203886
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-2]	1	9	9203899

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [PUMP 1]	1	5	9203799
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water [PUMP 2]	1	5	9203935
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	10	9203840
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	57,560 SF	20	9203945
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	7	9203881
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9203942
D3050	Mechanical Room 105	Fair	Fan Coil Unit, Hydronic Terminal [AHU-4]	1	7	9203892
D3050	Mechanical Room 105	Fair	Fan Coil Unit, Hydronic Terminal [AHU-3]	1	7	9203877
D3050	Mechanical Room 105	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU-1]	1	10	9203949
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU2]	1	3	9203845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	9203860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-08]	1	3	9203910
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-17]	1	3	9203797
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-01]	1	3	9203905
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	9203883
Fire Protection						
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	10	9203803
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	57,560 SF	9	9203894
Electrical						
D5010	Electrical Room	Fair	Generator, Gas or Gasoline, 40 to 80 KW	1	6	9203880
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS	1	14	9203950
D5020	Electrical Room 109	Fair	Switchboard, 120/208 V [MAIN SWITCH BOARD]	1	5	9203855
D5020	Electrical Room 109	Fair	Distribution Panel, 120/208 V [PANEL N SECTION 1]	1	10	9203913
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V [MDPB]	1	10	9203835
D5020	Electrical Room 109	Fair	Distribution Panel, 120/208 V [PANEL N SECTION 2]	1	10	9203930

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V [MDPA]	1	10	9203938
D5020	Main Electrical Room	Fair	Distribution Panel, 120/208 V	1	10	9203929
D5030	Mechanical Room 105	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	3	9203911
D5030	Throughout Lobby and Office Addition	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	57,560 SF	20	9203896
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	12	14	9203874
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	57,560 SF	5	9203816
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	57,560 SF	3	9203865
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	57,560 SF	10	9203941
D7050	Building Service Office	Good	Fire Alarm Panel, Fully Addressable	1	10	9203846
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	57,560 SF	3	9203885
D8010	Mechanical Room 101A MDF	Fair	BAS/HVAC Controls, DDC Host Computer	1	4	9203909
D8010	Mechanical Room	Fair	BAS/HVAC Controls, DDC Control Panel	1	4	9203853
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	57,560 SF	4	9203921
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	10	9203884
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	9203871
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	9203908
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	9203856
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	9203916
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9203838
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	9203857
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9203832
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	2	3	9203872
E1030	Trash Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	3	9203900

Component Condition Report | Oak View Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	9203924
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	9203868
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF [Hood #1]	1	3	9203804
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	9203825
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	9203834
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	10	9203858
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	9203800
E1040	Classrooms Art	Fair	Laboratory Equipment, Sink, 1-Bowl	3	17	9203827
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9203873
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	7	9203833
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	15	9203907
E2010	Throughout Building	Poor	Casework, Cabinetry, Standard	100 LF	2	9203809
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	500 LF	8	9203918
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	50 LF	7	9203844
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	50 LF	7	9203891
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	6	15	9203810
Accessibility						
Y1050	Restroom	NA	ADA Restrooms, Restrooms, Faucet Hardware, Modify	5	0	9360450

Component Condition Report | Oak View Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site General	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	24	9241970
F1020	Site General	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	27	9241972

Component Condition Report | Oak View Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
F1020	Site General	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100	SF	16	9241981
F1020	Site General	Fair	Covered Walkway, Wood	1,000	SF	19	9241964
F1020	Site General	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	900	SF	27	9241974
Pedestrian Plazas & Walkways							
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	33,000	SF	5	9241963
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	33,000	SF	2	9241983
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	8,800	SF	30	9241968
Athletic, Recreational & Playfield Areas							
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	2		7	9241982
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2		12	9241976
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1		7	9241969
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1		7	9241978
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth	7,000	SF	3	9241988
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000	SF	3	9241966
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2		7	9241967
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,000	SF	14	9241989
Sitework							
G2060	Site General	Fair	Fences & Gates, Fence, Wood Board 6'	500	LF	7	9241985
G2060	Site General	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	300	SF	20	9241980
G2060	Site	Fair	Retaining Wall, Brick/Stone	200	SF	20	9241973
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	25		6	9241977
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	2		7	9241975
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	900	LF	24	9241962
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	2		7	9241984
G2060	Site	Fair	Retaining Wall, Treated Timber	300	SF	14	9241986

Component Condition Report | Oak View Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	10		6	9241971
Utilities							
G3030	Site	Fair	Retention/Detention Ponds, Grass Lined, Install	1,500	SF	24	9241965
Follow-up Studies							
P2030	Playground	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1		0	9361742

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/23/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Oak View Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Oak View Elementary School / Main Building	$2,500	$670,013	$31,827	$835,700	$305,666	$951,590	$93,614	$114,944	$213,894	$409,946	$1,061,882	$0	$2,139	$215,510	$43,714	$728,926	$26,638	$8,553	$181,224	$476,217	$1,694,042	**$8,068,539**
Oak View Elementary School / Site	$7,000	$0	$15,754	$22,674	$0	$133,896	$92,539	$118,867	$26,285	$0	$0	$0	$34,717	$30,472	$88,486	$0	$4,012	$24,545	$35,325	$43,838	$83,081	**$761,493**
Grand Total	**$9,500**	**$670,013**	**$47,581**	**$858,374**	**$305,666**	**$1,085,486**	**$186,153**	**$233,811**	**$240,180**	**$409,946**	**$1,061,882**	**$0**	**$36,856**	**$245,982**	**$132,200**	**$728,926**	**$30,650**	**$33,098**	**$216,549**	**$520,055**	**$1,777,123**	**$8,830,032**

Oak View Elementary School

Oak View Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9203927	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	17	3	7300	SF	$1.86	$13,578				$13,578																		**$13,578**
B2010	Building Exterior	9203822	Exterior Walls, Stucco, Prep & Fog Coat or Paint	10	7	3	4600	SF	$3.82	$17,572				$17,572										$17,572								**$35,144**
B2010	Building Exterior	9203889	Exterior Walls, any painted surface, Prep & Paint	10	7	3	1800	SF	$3.00	$5,400				$5,400										$5,400								**$10,800**
B2010	Building Exterior	9203902	Exterior Walls, Aluminum Siding, Replace	40	20	20	900	SF	$7.00	$6,300																					$6,300	**$6,300**
B2020	Building Exterior	9203920	Glazing, any type by SF, Replace	30	20	10	4600	SF	$55.00	$253,000											$253,000											**$253,000**
B2050	Building Exterior	9203817	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	4	EA	$1,300.00	$5,200											$5,200											**$5,200**
B2050	Building Exterior	9203937	Exterior Door, Steel, Commercial, Replace	40	30	10	17	EA	$4,060.00	$69,020											$69,020											**$69,020**
B2050	Building Exterior	9203926	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	2	EA	$4,400.00	$8,800											$8,800											**$8,800**
B3010	Roof	9203940	Roofing, Built-Up, Replace	25	24	1	46107	SF	$14.00	$645,498		$645,498																				**$645,498**
C1030	Throughout Building	9203925	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	110	EA	$700.00	$77,000																					$77,000	**$77,000**
C1030	Hallways & Common Areas	9203878	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	11	EA	$950.00	$10,450																					$10,450	**$10,450**
C1070	Throughout Building	9203917	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	55000	SF	$3.50	$192,500						$192,500																**$192,500**
C1090	Restrooms	9203815	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	26	EA	$750.00	$19,500				$19,500																		**$19,500**
C2010	Throughout Building	9203826	Wall Finishes, any surface, Prep & Paint	10	5	5	114900	SF	$1.50	$172,350						$172,350										$172,350						**$344,700**
C2030	Commercial Kitchen	9203807	Flooring, Quarry Tile, Replace	50	30	20	2900	SF	$26.00	$75,400																					$75,400	**$75,400**
C2030	Classrooms General	9203814	Flooring, Vinyl Tile (VCT), Replace	15	11	4	23000	SF	$5.00	$115,000					$115,000															$115,000		**$230,000**
C2030	Throughout Building	9203898	Flooring, Vinyl Tile (VCT), Replace	15	2	13	17300	SF	$5.00	$86,500														$86,500								**$86,500**
C2030	Multi-Purpose Room	9203882	Flooring, Vinyl Tile (VCT), Replace	15	2	13	5800	SF	$5.00	$29,000														$29,000								**$29,000**
C2030	Office Areas	9203879	Flooring, Carpet, Commercial Tile, Replace	10	2	8	2900	SF	$6.50	$18,850								$18,850											$18,850			**$37,700**
C2030	Gymnasium	9241953	Flooring, Maple Sports Floor, Refinish	10	5	5	5800	SF	$5.00	$29,000						$29,000										$29,000						**$58,000**
C2030	Gymnasium	9203818	Flooring, Maple Sports Floor, Replace	30	10	20	2900	SF	$17.00	$49,300																					$49,300	**$49,300**
D1010	Elevator Machine Rm 203	9203867	Elevator Controls, Automatic, 1 Car, Replace	20	19	1	1	EA	$5,000.00	$5,000		$5,000																				**$5,000**
D1010	Elevator Machine Rm 203	9203890	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	$9,000.00	$9,000				$9,000																$9,000			**$18,000**
D1010	Elevator Machine Rm 203	9203946	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	20	10	1	EA	$55,000.00	$55,000											$55,000											**$55,000**
D2010	Mechanical Room	9203893	Water Heater, Gas, Commercial (200 MBH), Replace	20	4	16	1	EA	$16,600.00	$16,600																	$16,600					**$16,600**
D2010	Mechanical Room	9203828	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D2010	Throughout Building	9203851	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	57560	SF	$5.00	$287,800																					$287,800	**$287,800**
D2010	Hallways & Common Areas	9203933	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	$1,200.00	$2,400				$2,400																$2,400			**$4,800**
D2010	Building Service Office	9203901	Shower, Fiberglass, Replace	20	17	3	1	EA	$1,600.00	$1,600				$1,600																		**$1,600**
D2010	Restrooms	9203862	Sink/Lavatory, Wall-Hung, Replace	30	20	10	27	EA	$1,700.00	$45,900											$45,900											**$45,900**
D2010	Restrooms	9203897	Toilet, Commercial Water Closet, Replace	30	20	10	31	EA	$1,300.00	$40,300											$40,300											**$40,300**
D2010	Office Areas	9203861	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	$1,200.00	$1,200											$1,200											**$1,200**
D2010	Restrooms	9203875	Urinal, Standard, Replace	30	20	10	9	EA	$1,100.00	$9,900											$9,900											**$9,900**
D2010	Hallways & Common Areas	9203824	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	3	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D2010	Utility Rooms/Areas	9203808	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	5	EA	$1,400.00	$7,000																$7,000						**$7,000**
D3020	Mechanical Room	9203943	Boiler, Gas, HVAC, Replace	30	21	9	1	EA	$50,800.00	$50,800										$50,800												**$50,800**
D3020	Mechanical Room	9203947	Boiler, Gas, HVAC, Replace	30	21	9	1	EA	$50,800.00	$50,800										$50,800												**$50,800**
D3030	Roof	9203931	Chiller, Air-Cooled, 81 to 100 TON, Replace	25	16	9	1	EA	$120,000.00	$120,000										$120,000												**$120,000**
D3030	Roof	9203847	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300																$2,300			**$4,600**
D3030	Roof	9203876	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300																$2,300			**$4,600**
D3030	Roof	9203798	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300																$2,300			**$4,600**
D3030	Classrooms General	9203837	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	17	3	25	EA	$9,000.00	$225,000				$225,000																			**$225,000**
D3030	Roof	9203839	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300																$2,300			**$4,600**
D3030	Roof	9203830	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400																$3,400			**$6,800**

Replacement Reserves Report

5/23/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Roof	9203866	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Roof	9203895	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Roof	9203819	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			**$8,000**
D3030	Roof	9203829	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$5,200				$5,200															$5,200			**$10,400**
D3030	Portable Unit 895	9203939	Heat Pump, Packaged & Wall-Mounted, Replace	20	15	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D3030	Portable Unit 970	9203904	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D3030	Roof	9203848	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$3,400							$3,400															**$3,400**
D3030	Portable Unit 935	9203888	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,000.00	$4,000							$4,000															**$4,000**
D3050	Mechanical Room	9203841	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	$6,800.00	$6,800				$6,800																		**$6,800**
D3050	Mechanical Room	9203942	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	22	3	1	EA	$6,800.00	$6,800				$6,800																		**$6,800**
D3050	Mechanical Room	9203799	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Mechanical Room	9203935	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$6,100.00	$6,100						$6,100																**$6,100**
D3050	Throughout Building	9203945	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	20	20	57560	SF	$5.00	$287,800																				$287,800		**$287,800**
D3050	Roof	9203886	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D3050	Roof	9203881	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	23	7	1	EA	$40,000.00	$40,000								$40,000														**$40,000**
D3050	Mechanical Room 105	9203892	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	1	EA	$4,880.00	$4,880								$4,880														**$4,880**
D3050	Mechanical Room 105	9203877	Fan Coil Unit, Hydronic Terminal, Replace	20	13	7	1	EA	$4,880.00	$4,880								$4,880														**$4,880**
D3050	Mechanical Room	9203899	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	21	9	1	EA	$31,000.00	$31,000										$31,000												**$31,000**
D3050	Mechanical Room	9203903	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	Roof	9203840	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	$49,000.00	$49,000											$49,000											**$49,000**
D3050	Mechanical Room 105	9203949	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	20	10	1	EA	$31,000.00	$31,000											$31,000											**$31,000**
D3050	Throughout Building	9203806	HVAC System, Ductwork, Medium Density, Replace	30	15	15	57560	SF	$4.00	$230,240																$230,240						**$230,240**
D3060	Roof	9203860	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	9203910	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	9203797	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	9203905	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	9203883	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	9203845	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	17	3	1	EA	$33,000.00	$33,000				$33,000																		**$33,000**
D4010	Throughout Building	9203894	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	57560	SF	$1.07	$61,589										$61,589												**$61,589**
D4010	Mechanical Room	9203803	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	$10,500.00	$10,500											$10,500											**$10,500**
D5010	Electrical Room	9203880	Generator, Gas or Gasoline, 40 to 80 KW, Replace	25	19	6	1	EA	$52,000.00	$52,000							$52,000															**$52,000**
D5010	Electrical Room	9203950	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$8,500.00	$8,500															$8,500							**$8,500**
D5020	Electrical Room 109	9203855	Switchboard, 120/208 V, Replace	40	35	5	1	EA	$120,000.00	$120,000						$120,000																**$120,000**
D5020	Electrical Room 109	9203913	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	Main Electrical Room	9203835	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
D5020	Electrical Room 109	9203930	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5020	Main Electrical Room	9203938	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$8,000.00	$8,000											$8,000											**$8,000**
D5020	Main Electrical Room	9203929	Distribution Panel, 120/208 V, Replace	30	20	10	1	EA	$6,000.00	$6,000											$6,000											**$6,000**
D5030	Throughout Lobby and Office Addition	9203896	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	57560	SF	$2.50	$143,900																				$143,900		**$143,900**
D5030	Mechanical Room 105	9203911	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	$7,000.00	$7,000				$7,000																		**$7,000**
D5040	Throughout Building	9203816	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	57560	SF	$5.00	$287,800						$287,800																**$287,800**
D5040	Gymnasium	9203874	High Intensity Discharge (HID) Fixtures, Metal Halide, Replace	20	6	14	12	EA	$1,700.00	$20,400															$20,400							**$20,400**
D6060	Throughout Building	9203865	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	57560	SF	$1.65	$94,974				$94,974																		**$94,974**
D7030	Throughout Building	9203941	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	57560	SF	$2.00	$115,120											$115,120											**$115,120**
D7050	Throughout Building	9203885	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	17	3	57560	SF	$3.00	$172,680				$172,680																		**$172,680**
D7050	Building Service Office	9203846	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D8010	Mechanical Room 101A MDF	9203909	BAS/HVAC Controls, DDC Host Computer, Replace	15	11	4	1	EA	$5,000.00	$5,000					$5,000															$5,000		**$10,000**
D8010	Mechanical Room	9203853	BAS/HVAC Controls, DDC Control Panel, Replace	15	11	4	1	EA	$4,980.00	$4,980					$4,980															$4,980		**$9,960**
D8010	Throughout Building	9203921	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	57560	SF	$2.50	$143,900					$143,900															$143,900		**$287,800**
E1030	Commercial Kitchen	9203871	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600																$4,600		**$9,200**
E1030	Commercial Kitchen	9203908	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	$5,700.00	$5,700				$5,700																$5,700		**$11,400**
E1030	Commercial Kitchen	9203856	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Roof	9203916	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300																$6,300		**$12,600**
E1030	Commercial Kitchen	9203857	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**

Replacement Reserves Report

5/23/2025

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
E1030	Commercial Kitchen	9203832	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$2,700				$2,700															$2,700			**$5,400**
E1030	Commercial Kitchen	9203872	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	2	EA	$4,700.00	$9,400				$9,400															$9,400			**$18,800**
E1030	Trash Room	9203900	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	17	3	1	EA	$13,000.00	$13,000				$13,000																		**$13,000**
E1030	Commercial Kitchen	9203868	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	$4,700.00	$4,700				$4,700															$4,700			**$9,400**
E1030	Commercial Kitchen	9203804	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	12	3	1	EA	$3,300.00	$3,300				$3,300															$3,300			**$6,600**
E1030	Commercial Kitchen	9203825	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
E1030	Roof	9203834	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300			**$12,600**
E1030	Commercial Kitchen	9203800	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	9203924	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$2,700.00	$2,700					$2,700															$2,700		**$5,400**
E1030	Commercial Kitchen	9203884	Foodservice Equipment, Sink, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
E1030	Commercial Kitchen	9203838	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Commercial Kitchen	9203858	Foodservice Equipment, Sink, 1-Bowl, Replace	30	20	10	1	EA	$1,600.00	$1,600											$1,600											**$1,600**
E1040	Classrooms Art	9203833	Ceramics Equipment, Kiln, Replace	20	13	7	1	EA	$3,200.00	$3,200								$3,200														**$3,200**
E1040	Classrooms Art	9203827	Laboratory Equipment, Sink, 1-Bowl, Replace	30	13	17	3	EA	$1,725.00	$5,175																		$5,175				**$5,175**
E1040	Throughout Building	9203873	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	$1,500.00	$3,000						$3,000										$3,000						**$6,000**
E1070	Gymnasium	9203907	Basketball Backboard, Wall-Mounted, Fixed	30	15	15	6	EA	$3,580.00	$21,480																$21,480						**$21,480**
E2010	Throughout Building	9203809	Casework, Cabinetry, Standard, Replace	20	18	2	100	LF	$300.00	$30,000			$30,000																			**$30,000**
E2010	Library	9203844	Library Shelving, Double-Faced, up to 90" Height, Replace	20	13	7	50	LF	$480.00	$24,000								$24,000														**$24,000**
E2010	Library	9203891	Library Shelving, Single-Faced, up to 90" Height, Replace	20	13	7	50	LF	$330.00	$16,500								$16,500														**$16,500**
E2010	Throughout Building	9203918	Casework, Cabinetry, Standard, Replace	20	12	8	500	LF	$300.00	$150,000									$150,000													**$150,000**
G4050	Building Exterior	9203810	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	5	15	6	EA	$800.00	$4,800																$4,800						**$4,800**
Y1050	Restroom	9360450	ADA Restrooms, Restrooms, Faucet Hardware, Modify	0	1	0	5	EA	$500.00	$2,500	$2,500																					**$2,500**
Totals, Unescalated											**$2,500**	**$650,498**	**$30,000**	**$764,784**	**$271,580**	**$820,850**	**$78,400**	**$93,460**	**$168,850**	**$314,189**	**$790,140**	**$0**	**$1,500**	**$146,752**	**$28,900**	**$467,870**	**$16,600**	**$5,175**	**$106,450**	**$271,580**	**$937,950**	**$5,968,028**
Totals, Escalated (3.0% inflation, compounded annually)											**$2,500**	**$670,013**	**$31,827**	**$835,700**	**$305,666**	**$951,590**	**$93,614**	**$114,944**	**$213,894**	**$409,946**	**$1,061,882**	**$0**	**$2,139**	**$215,510**	**$43,714**	**$728,926**	**$26,638**	**$8,553**	**$181,224**	**$476,217**	**$1,694,042**	**$8,068,539**

Oak View Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site General	9241981	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$2,500																$2,500						**$2,500**
F1020	Site General	9241964	Covered Walkway, Wood, Replace	30	11	19	1000	SF	$25.00	$25,000																			$25,000			**$25,000**
G2020	Site Parking Areas	9241983	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	33000	SF	$0.45	$14,850			$14,850					$14,850					$14,850				$14,850					**$59,400**
G2020	Site Parking Areas	9241963	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	33000	SF	$3.50	$115,500						$115,500																**$115,500**
G2050	Site Playground Areas	9241966	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	15000	SF	$0.45	$6,750				$6,750					$6,750					$6,750					$6,750			**$27,000**
G2050	Site	9241967	Sports Apparatus, Soccer, Regulation Goal, Replace	20	13	7	2	EA	$2,500.00	$5,000								$5,000														**$5,000**
G2050	Site	9241976	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	2	EA	$4,750.00	$9,500													$9,500									**$9,500**
G2050	Site Playground Areas	9241989	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	11	14	15000	SF	$3.50	$52,500														$52,500								**$52,500**
G2050	Site Playground Areas	9241988	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth, Replace	5	2	3	7000	SF	$2.00	$14,000				$14,000					$14,000					$14,000					$14,000			**$56,000**
G2050	Site Playground Areas	9241982	Play Structure, Multipurpose, Small, Replace	20	13	7	2	EA	$10,000.00	$20,000								$20,000														**$20,000**
G2050	Site Playground Areas	9241969	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
G2050	Site Playground Areas	9241978	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	$20,000.00	$20,000								$20,000														**$20,000**
G2060	Site General	9241985	Fences & Gates, Fence, Wood Board 6', Replace	20	13	7	500	LF	$28.00	$14,000								$14,000														**$14,000**
G2060	Site General	9241975	Picnic Table, Metal Powder-Coated, Replace	20	13	7	2	EA	$700.00	$1,400								$1,400														**$1,400**
G2060	Site General	9241984	Park Bench, Metal Powder-Coated, Replace	20	13	7	2	EA	$700.00	$1,400								$1,400														**$1,400**
G2060	Site General	9241977	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	25	EA	$1,500.00	$37,500						$37,500																**$37,500**
G2060	Site	9241986	Retaining Wall, Treated Timber, Replace	25	11	14	300	SF	$20.00	$6,000														$6,000								**$6,000**
G2060	Site General	9241980	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	300	SF	$60.00	$18,000																				$18,000		**$18,000**
G2060	Site	9241973	Retaining Wall, Brick/Stone, Replace	40	20	20	200	SF	$140.00	$28,000																				$28,000		**$28,000**
G4050	Site Parking Areas	9241971	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	14	6	10	EA	$4,000.00	$40,000						$40,000																**$40,000**
P2030	Playground	9361742	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	$7,000.00	$7,000	$7,000																					**$7,000**
Totals, Unescalated											**$7,000**	**$0**	**$14,850**	**$20,750**	**$0**	**$115,500**	**$77,500**	**$96,650**	**$20,750**	**$0**	**$0**	**$0**	**$24,350**	**$20,750**	**$58,500**	**$0**	**$2,500**	**$14,850**	**$20,750**	**$25,000**	**$46,000**	**$565,700**
Totals, Escalated (3.0% inflation, compounded annually)											**$7,000**	**$0**	**$15,754**	**$22,674**	**$0**	**$133,896**	**$92,539**	**$118,867**	**$26,285**	**$0**	**$0**	**$0**	**$34,717**	**$30,472**	**$88,486**	**$0**	**$4,012**	**$24,545**	**$35,325**	**$43,838**	**$83,081**	**$761,493**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9203867	D1010	**Elevator Controls**	Automatic, 1 Car		Oak View Elementary School / Main Building	Elevator Machine Rm 203	ThyssenKrupp	TAC-20	E-T5802	2005		
2	9203946	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Oak View Elementary School / Main Building	Elevator Machine Rm 203	ThyssenKrupp	EP08020	ET5802	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9203893	D2010	**Water Heater**	Gas, Commercial (200 MBH)	193 GAL	Oak View Elementary School / Main Building	Mechanical Room	A. O. Smith	BTR-197 118	2151127609125	2021		
2	9203828	D2010	**Backflow Preventer**	Domestic Water	1 IN	Oak View Elementary School / Main Building	Mechanical Room	Watts Regulator	909	81619	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9203943	D3020	**Boiler**	Gas, HVAC	1674 MBH	Oak View Elementary School / Main Building	Mechanical Room	Hurst	51-0-40-60	FB 200-80-2M	2004		
2	9203947	D3020	**Boiler** [BOILER-1]	Gas, HVAC	1674 MBH	Oak View Elementary School / Main Building	Mechanical Room	Hurst	61-6-40-60	FB200-60 - 1M	2004		
3	9203931	D3030	**Chiller**	Air-Cooled, 81 to 100 TON	90 TON	Oak View Elementary School / Main Building	Roof	Trane	CGAM 090A 2A02 AXD2 A1A1 A1AX XA1C 1AXX XXXX XA1A 5X1D XXXF XX	U09F10907	2009		
4	9203939	D3030	**Heat Pump**	Packaged & Wall-Mounted	2 TON	Oak View Elementary School / Main Building	Portable Unit 895	Bard Manufacturing Company	S38H1DA10RXXXXE	309D102698094-02	2010		
5	9203904	D3030	**Heat Pump**	Packaged & Wall-Mounted	2 TON	Oak View Elementary School / Main Building	Portable Unit 970	Bard Manufacturing Company	S38H1DA10RXXXXE	309C112788577-02	2011		
6	9203888	D3030	**Heat Pump**	Packaged & Wall-Mounted	2 TON	Oak View Elementary School / Main Building	Portable Unit 935	Bard Manufacturing Company	S38H1DA10RXXXXE	309F112807998-02	2011		
7	9203847	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Oak View Elementary School / Main Building	Roof	Mitsubishi Electric	MUY-GL12NA	77C12496	2007		
8	9203876	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Oak View Elementary School / Main Building	Roof	Mitsubishi Electric	MUY-GL09NA	28C14428	2012		
9	9203798	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Oak View Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GE09NA	1000386	2010		
10	9203839	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Oak View Elementary School / Main Building	Roof	Daikin Industries	RXN12KEVJU	C0 55	2013		
11	9203830	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Oak View Elementary School / Main Building	Roof	Carrier	240829364310	2412E22960	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9203895	D3030	**Split System**	Condensing Unit/Heat Pump	1.5 TON	Oak View Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	19U02389D	2011		
13	9203829	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Oak View Elementary School / Main Building	Roof	York	H4CE240A25A	NHNM107268	2004		
14	9203848	D3030	**Split System** [CAF MANAGER]	Condensing Unit/Heat Pump	1.5 TON	Oak View Elementary School / Main Building	Roof	Daikin Industries	RXN18NMVOU	G008236	2016		
15	9203866	D3030	**Split System** [CU 3]	Condensing Unit/Heat Pump	2 TON	Oak View Elementary School / Main Building	Roof	York	HRAU005700	WKNM046433	2004		
16	9203819	D3030	**Split System** [CU-5]	Condensing Unit/Heat Pump	3 TON	Oak View Elementary School / Main Building	Roof	Carrier	38AUZA08A0A5A0A0A0	2312C94323	2012		
17	9203837	D3030	**Unit Ventilator**	approx/nominal 3 Ton, 751 to 1250 CFM		Oak View Elementary School / Main Building	Classrooms General				2005		25
18	9203841	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Oak View Elementary School / Main Building	Mechanical Room	U.S. Electrical Motors	AD30	J01-AD30-M	2001		
19	9203942	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	10 HP	Oak View Elementary School / Main Building	Mechanical Room	U.S. Electrical Motors	AD80	J01-AD80-M	2001		
20	9203799	D3050	**Pump** [PUMP 1]	Distribution, HVAC Heating Water	5 HP	Oak View Elementary School / Main Building	Mechanical Room	Teco-Westinghouse Motor Company	ASGANE005-4-2/4	JP 349 06550961	2005		
21	9203935	D3050	**Pump** [PUMP 2]	Distribution, HVAC Heating Water	5 HP	Oak View Elementary School / Main Building	Mechanical Room	Teco-Westinghouse Motor Company	ASGANE005-4-2/4	NA	2005		
22	9203903	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	7400 CFM	Oak View Elementary School / Main Building	Mechanical Room	Sterling	QVES300M	L04515071001001	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9203840	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	9259 CFM	Oak View Elementary School / Main Building	Roof	Greenheck	Illegible	Illegible	2005		
24	9203881	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	7407 CFM	Oak View Elementary School / Main Building	Roof	Reznor	HX200-8-S-E	EBBG66K1N11982MUA	2002		
25	9203949	D3050	**Air Handler** [AHU-1]	Interior AHU, Easy/Moderate Access	6000 CFM	Oak View Elementary School / Main Building	Mechanical Room 105	McQuay	CAHQI2FDAC	FB0UQ41100627	2005		
26	9203899	D3050	**Air Handler** [AHU-2]	Interior AHU, Easy/Moderate Access	4500 CFM	Oak View Elementary School / Main Building	Mechanical Room	McQuay	CAH014FDAC	FBOU041100626	2004		
27	9203877	D3050	**Fan Coil Unit** [AHU-3]	Hydronic Terminal	2000 CFM	Oak View Elementary School / Main Building	Mechanical Room 105	Carrier	40RUAA08A3A6A0A0A0	2612U27948	2012		
28	9203892	D3050	**Fan Coil Unit** [AHU-4]	Hydronic Terminal	2000 CFM	Oak View Elementary School / Main Building	Mechanical Room 105	Magic Aire	BVE12ASAAH2AD8FB5BABAAM	W120656019	2012		
29	9203886	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Oak View Elementary School / Main Building	Roof	York	D2CG072N09925BA	NKNM116066	2011		
30	9203860	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1100 CFM	Oak View Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2004		
31	9203883	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1500 CFM	Oak View Elementary School / Main Building	Roof	Loren Cook Company	Illegible	Illegible	2005		
32	9203905	D3060	**Exhaust Fan** [EF-01]	Roof or Wall-Mounted, 16" Damper	1050 CFM	Oak View Elementary School / Main Building	Roof	Loren Cook Company	35 ACE 10502B	438808252700/0000701	2004		
33	9203910	D3060	**Exhaust Fan** [EF-08]	Roof or Wall-Mounted, 16" Damper	1125 CFM	Oak View Elementary School / Main Building	Roof	Loren Cook Company	135 ACP 135C3B	143S808252-00/0002101	2004		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9203797	D3060	**Exhaust Fan** [EF-17]	Roof or Wall-Mounted, 16" Damper	1125 CFM	Oak View Elementary School / Main Building	Roof	Loren Cook Company	165 VERH 4R	1435808252-00/0003702	2004		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9203803	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Oak View Elementary School / Main Building	Mechanical Room	Zurn Wilkins	3500A	1770164	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9203880	D5010	**Generator**	Gas or Gasoline, 40 to 80 KW	50 KW	Oak View Elementary School / Main Building	Electrical Room	Detroit Diesel	50GSGB	2025008	2004		
2	9203950	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Oak View Elementary School / Main Building	Electrical Room	Detroit Diesel	GM30307	1457559	2014		
3	9203855	D5020	**Switchboard** [MAIN SWITCH BOARD]	120/208 V	2400 AMP	Oak View Elementary School / Main Building	Electrical Room 109	General Electric	72292165 - 1	17886219D - 1	1990		
4	9203929	D5020	**Distribution Panel**	120/208 V	400 AMP	Oak View Elementary School / Main Building	Main Electrical Room	General Electric	72292165	178PP81162	2005		
5	9203938	D5020	**Distribution Panel** [MDPA]	120/208 V	800 AMP	Oak View Elementary School / Main Building	Main Electrical Room	General Electric	72292165	178PP81162	2005		
6	9203835	D5020	**Distribution Panel** [MDPB]	120/208 V	800 AMP	Oak View Elementary School / Main Building	Main Electrical Room	General Electric	72292165	178PP81162	2005		
7	9203913	D5020	**Distribution Panel** [PANEL N SECTION 1]	120/208 V	400 AMP	Oak View Elementary School / Main Building	Electrical Room 109	General Electric	AQF3424MTX AXB7P2	C983755	2005		
8	9203930	D5020	**Distribution Panel** [PANEL N SECTION 2]	120/208 V	400 AMP	Oak View Elementary School / Main Building	Electrical Room 109	General Electric	AQF3424STX AXB	C983753	2005		
9	9203911	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	10 HP	Oak View Elementary School / Main Building	Mechanical Room 105	ABB	ACH550-VC-031A-2+F267	2044700573	2005		
10	9203874	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide	400 WATT	Oak View Elementary School / Main Building	Gymnasium						12

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9203846	D7050	**Fire Alarm Panel**	Fully Addressable		Oak View Elementary School / Main Building	Building Service Office	Fire-Lite Alarms, Inc.	MS-960OUDLS	52644	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	9203853	D8010	**BAS/HVAC Controls**	DDC Control Panel		Oak View Elementary School / Main Building	Mechanical Room				2005		
2	9203909	D8010	**BAS/HVAC Controls**	DDC Host Computer		Oak View Elementary School / Main Building	Mechanical Room 101A MDF				2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9203856	E1030	**Foodservice Equipment**	Convection Oven, Double		Oak View Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2005		
2	9203838	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Oak View Elementary School / Main Building	Commercial Kitchen	Metro	C175	HM2000	2020		
3	9203908	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Oak View Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2005		
4	9203872	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Oak View Elementary School / Main Building	Commercial Kitchen				2005		2
5	9203868	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Oak View Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT60	0502036002347M	2005		
6	9203832	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Oak View Elementary School / Main Building	Commercial Kitchen	True Manufacturing Co	TMC-58-S-SS	1-409001	2004		
7	9203924	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Oak View Elementary School / Main Building	Kitchen	A. O. Smith	DL1R-SS	14536041	2014		
8	9203858	E1030	**Foodservice Equipment**	Sink, 1-Bowl		Oak View Elementary School / Main Building	Commercial Kitchen				2005		
9	9203884	E1030	**Foodservice Equipment**	Sink, 3-Bowl		Oak View Elementary School / Main Building	Commercial Kitchen				2005		
10	9203900	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		Oak View Elementary School / Main Building	Trash Room	Baldor	CM3218T	F0411170899	2004		
11	9203800	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Oak View Elementary School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9203916	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Oak View Elementary School / Main Building	Roof	Cold Zone	OR-S300L44-2T	WO5C25805501001	2005		
13	9203834	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refrigerator/Freezer		Oak View Elementary School / Main Building	Roof	Cold Zone	OR-S150H22-2T	WVO5C25805504001	2005		
14	9203871	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refrigerator/Freezer		Oak View Elementary School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible	2005		
15	9203857	E1030	**Foodservice Equipment**	Walk-In, Freezer		Oak View Elementary School / Main Building	Commercial Kitchen	Thermo-Kool	No dataplate	43333 DBLL	2005		
16	9203825	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Oak View Elementary School / Main Building	Commercial Kitchen	Thermo Kool	No dataplate	43333 DBLL	2005		
17	9203804	E1030	**Foodservice Equipment** [Hood #1]	Exhaust Hood, 3 to 6 LF		Oak View Elementary School / Main Building	Commercial Kitchen	CaptiveAire Systems	5430 VH1	324003	2005		
18	9203833	E1040	**Ceramics Equipment**	Kiln		Oak View Elementary School / Main Building	Classrooms Art						
19	9203873	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Oak View Elementary School / Main Building	Throughout Building				2020		2