FACILITY CONDITION ASSESSMENT

prepared for

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

Olney Elementary School
3401 Queen Mary Drive
Olney, MD 20832

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BV PROJECT #:
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DATE OF REPORT:
April 10, 2026

ON SITE DATE:
January 28, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	3401 Queen Mary Drive, Olney, MD 20832
Site Developed	1954, renovated 1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 28, 2026
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)	Aliyn Martinez, Building Service Manager 240.740.5940
Assessment & Report Prepared By	Christopher Mosley
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The elementary school was originally constructed in 1954, with small renovation projects undertaken throughout its history. The most significant addition occurred in 1990, expanding the facility by 29,955 square feet. Since the 1990 addition, the facility has not undergone any substantial renovations.

Architectural

With no significant structural deficiencies observed, the elementary school demonstrates good maintenance practices and structural integrity. The exterior finishes comprise of brick with aluminum windows and small sections of wood windows, with the wood windows noted as exceedingly aged, though no specific issues were reported. The roof finishes consist of built-up materials and asphalt shingles. It was reported that a partial roof replacement took place recently and is slated for completion at a later date. The roof ladder was found to be extremely loose, presenting a potential safety issue. Interior finishes are generally in fair condition, with the VCT flooring exhibiting several patches and widespread wear throughout the corridors. Typical roofs, exterior, and interior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC equipment replaced incrementally between 2017-2018. The HVAC infrastructure comprises chillers, air handlers, package units, and split systems for heating and cooling. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water supply fed from a gas water heater located in the boiler room. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and electrical distribution fed from the main switchboards. Emergency power is supplied by a gas emergency generator and two automatic transfer switches. Facility-wide fire suppression and fire alarm systems adequately serves the facility. Ongoing routine maintenance of MEPF equipment is recommended.

Site

The site appeared to be adequately maintained, though the majority of the site was covered in snow during the site visit, limiting comprehensive assessment. In the areas that could be evaluated, the asphalt pavement and concrete sidewalks exhibited cracks in localized areas. Site lighting was reported to adequately serve the facility.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.393667.

Immediate Needs

There are no immediate needs to report.

Key Findings

Roof Appurtenances in Failed condition.

Roof Access Ladder, Steel
Main Building Olney Elementary School Roof

Uniformat Code: B3020
Recommendation: **Replace in 2026**

Priority Score: **96.9**

Plan Type: Safety

Cost Estimate: $500

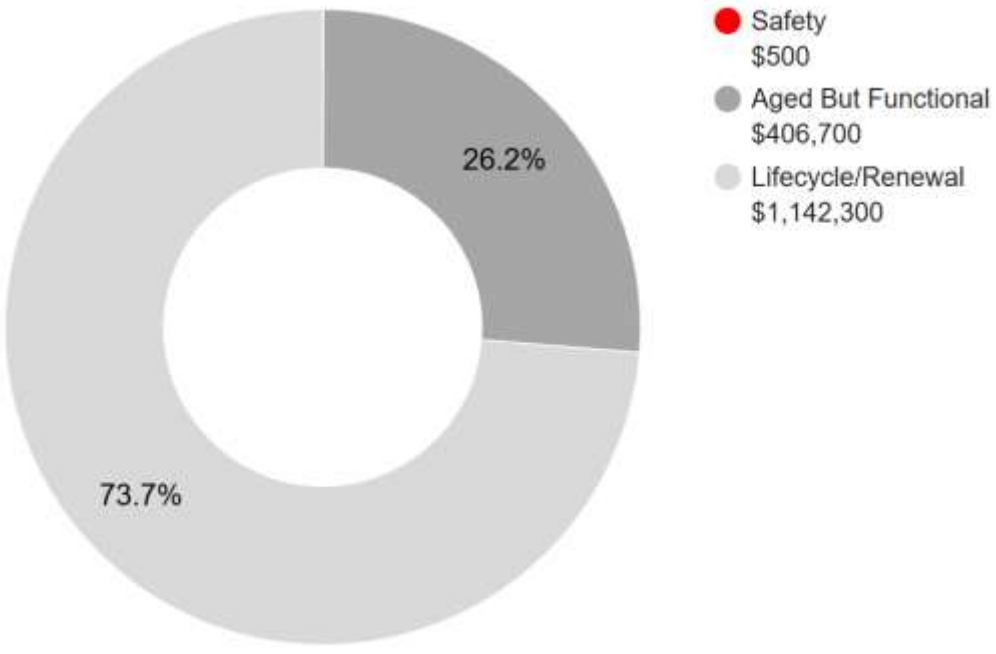
**$**$$$

The bolts in the ladder are extremely loose and detached from the wall - AssetCALC ID: 10428809

Plan Types

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

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in 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: $1,549,500

2. Building Information

Main Building: Systems Summary		
Address	3401 Queen Mary Drive, Bethesda, MD 20832	
GPS Coordinates	39.1492 N, 77.0682 W	
Constructed/Renovated	1954/ 1990	
Building Area	68,755 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and open-web steel joists *and concrete strip/wall footing* foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted and glazed CMU, painted gypsum Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, stained coated concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers and air handlers Non-Central System: Split-system heat pumps and package units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED and HPS 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. subsequent repairs is not included.	
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	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ All key areas of the facility were accessible and observed	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	$13,500	-	$463,000	$476,500
Roofing	-	$500	-	-	$1,518,900	$1,519,400
Interiors	-	-	$154,800	$519,300	$747,200	$1,421,300
Conveying	-	-	-	-	$34,600	$34,600
Plumbing	-	-	$7,400	$34,300	$196,100	$237,700
HVAC	-	-	$7,900	$136,600	$1,340,000	$1,484,600
Fire Protection	-	-	-	-	$196,800	$196,800
Electrical	-	-	-	$53,400	$1,027,400	$1,080,800
Fire Alarm & Electronic Systems	-	-	-	$420,300	$442,600	$862,800
Equipment & Furnishings	-	-	$6,100	$133,200	$291,500	$430,800
Site Utilities	-	-	-	-	$3,300	$3,300
TOTALS (3% inflation)	**-**	**$500**	**$189,700**	**$1,297,000**	**$6,261,500**	**$7,748,700**

3. Site Summary

Site Information		
Site Area	9.88 acres	
Parking Spaces	80 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	Building-mounted and property entrance signage chain link fencing Playgrounds and sports fields Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Play surfaces; extreme weather

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
Site Development	-	-	-	$24,100	$130,600	$154,600
Site Utilities	-	-	-	-	$34,900	$34,900
Site Pavement	-	-	$17,700	$20,600	$231,300	$269,600
TOTALS (3% inflation)	**-**	**-**	**$17,700**	**$44,600**	**$396,800**	**$459,100**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1954 / 1992	No	No
Main Building	1954 / 1992	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Olney Elementary School, 3401 Queen Mary Drive, Olney, MD 20832, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MAIN LOBBY

6 - MAIN OFFICE

Photographic Overview

7 - CONFERENCE ROOM

8 - HEALTH ROOM

9 - BREAKROOM

10 - WORK ROOM

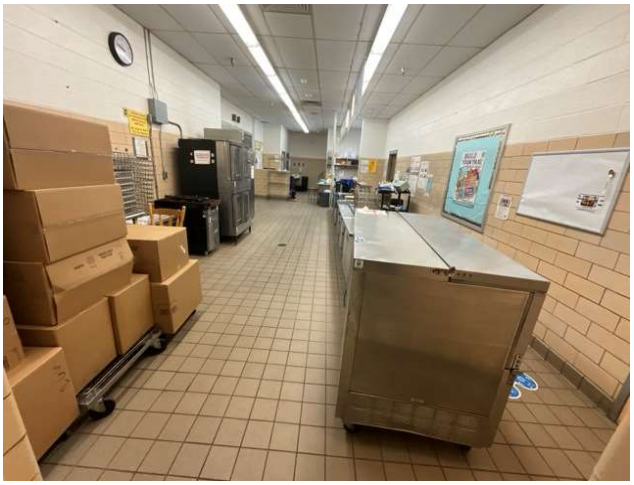
11 - CLASSROOM

12 - CLASSROOM

Photographic Overview

13 - CLASSROOM

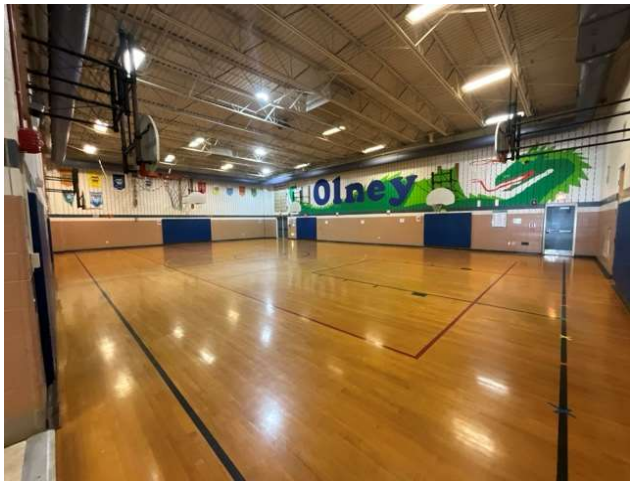
14 - CLASSROOM



15 - KITCHEN

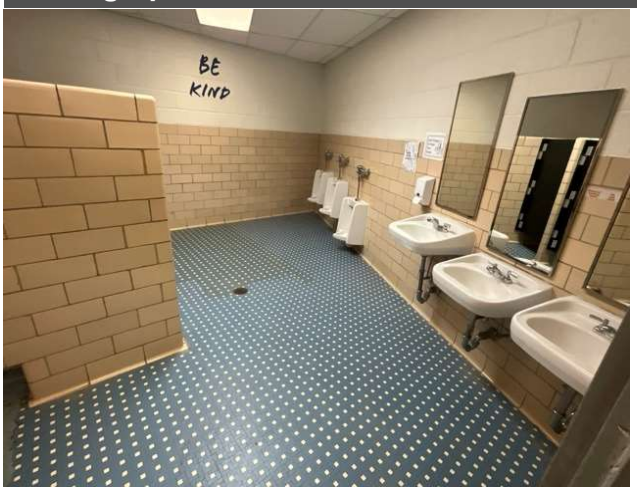
16 - CAFETERIA

17 - LIBRARY



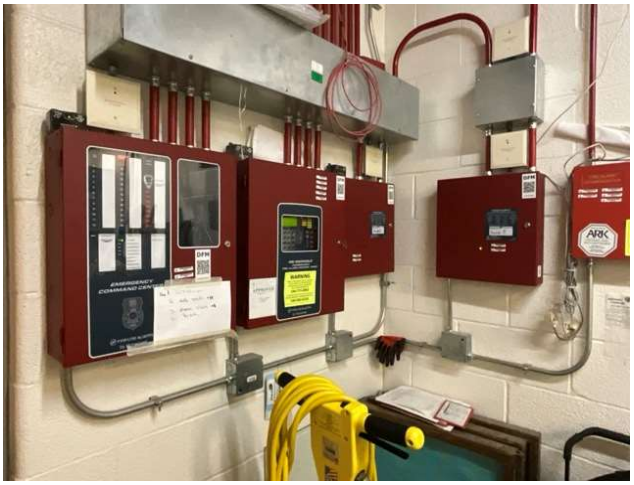
18 - GYMNASIUM

Photographic Overview



19 - PLUMBING FIXTURES

20 - WATER HEATER



21 - FIRE ALARM PANEL

22 - FIRE PUMP ROOM

23 - ELECTRICAL ROOM

24 - GENERATOR

Photographic Overview

25 - BOILER ROOM

26 - EXTERIOR HVAC

27 - PARKING LOT

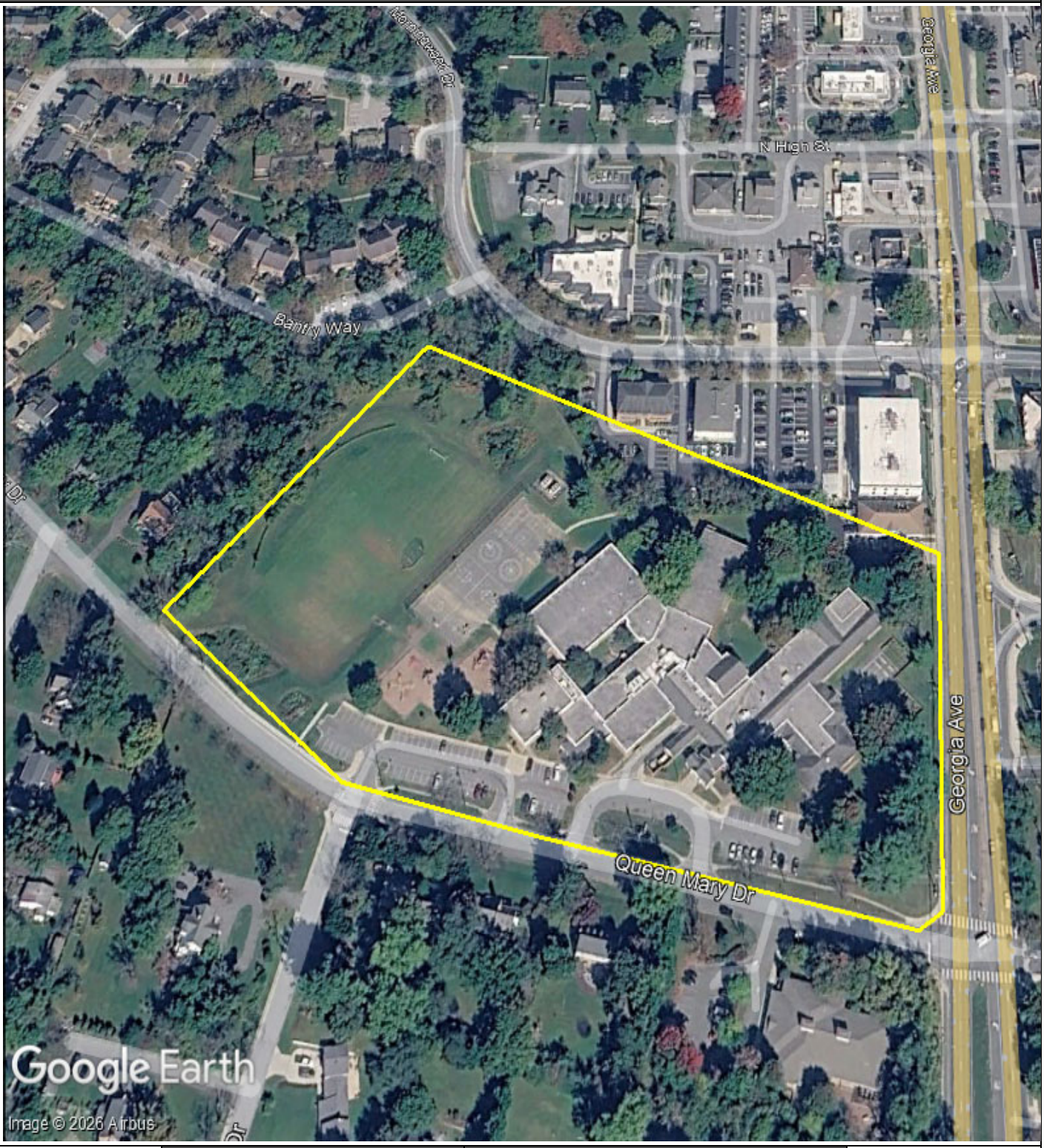
28 - WALKWAY

29 - PLAYGROUND

30 - PROPERTY SIGNAGE

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-087.354	Olney Elementary School
Source	**On-Site Date**
Google	January 28, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Olney Elementary School

Name of person completing form: Ailyn Martinez

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 17 years

Date Completed: January 28, 2026

Phone Number: 240-740-5940

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: 1954	Renovated:	
2	Building size in SF	68,755 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2019	Roof replacement
		Interiors		
		HVAC	2020	Replaced HVAC
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Interior lights upgrades to LED is planned		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Olney Elementary School

BV Project Number: 172559.25R000-087.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			Unknown
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

2ND PATHWAY

	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

AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP

ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

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			
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

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 | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	68,755 SF	51	10260553
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	68,755 SF	51	10260600
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,500 SF	11	10260596
B2020	Building Exterior/ westside	Fair	Window, Wood, 16-25 SF	10	4	10260605
B2020	Building Exterior	Fair	Glazing, any type by SF	4,600 SF	11	10260582
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	16	10260637
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	6	21	10260548
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	8,000 SF	14	10260531
B3010	Roof	Fair	Roofing, Built-Up	60,000 SF	19	10260577
B3020	Roof	Failed	Roof Appurtenances, Roof Access Ladder, Steel	5 LF	1	10428809
Interiors						
C1010	19/20	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	200 SF	13	10260623
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	20	21	10260589
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	20	16	10260593
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	21	10260537
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	51,600 SF	6	10260630
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	20	11	10260570
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	8	11	10260529
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	72,200 SF	6	10260588
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	3,400 SF	6	10260624
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	6,900 SF	6	10260638

Component Condition Report | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	27,500 SF	4	10260561
C2030	Gymnasium	Fair	Flooring, Wood, Strip, Refinish	6,900 SF	6	10260595
C2030	Restrooms	Fair	Flooring, Ceramic Tile	13,800 SF	21	10260635
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,400 SF	6	10260562
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	6,900 SF	26	10260583
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	13,800 SF	6	10260620
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,400 SF	6	10260644
Conveying						
D1010	Commercial Kitchen	Fair	Vertical Lift, Wheelchair, 5' Rise, 15000 , Install	1	11	10260597
D1010	Cafeteria	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	24	10260560
Plumbing						
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water, 2 HP [6]	1	10	10260611
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	20	16	10260628
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	10260612
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	10260626
D2010	Pump room	Fair	Backflow Preventer, Domestic Water, 3 IN	1	16	10260586
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	11	10260576
D2010	Restrooms	Fair	Urinal, Standard	12	16	10260581
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water, 2 HP [5]	1	10	10260565
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	11	10260607
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	12	10260590
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	68,755 SF	21	10260618
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	7	10260580
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	4	10260558
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	30	16	10260641

Component Condition Report | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 1000 GAL	1	32	10260608
D3020	Throughout Building	Fair	Unit Heater, Hydronic, 36 MBH	3	13	10260566
D3020	Boiler	Good	Boiler, Gas, HVAC, 2000 MBH [Boiler II]	1	23	10260621
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 2000 MBH [Boiler I]	1	22	10260601
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON [VRV-1]	1	8	10428815
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	6	10428825
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 750 CFM	25	12	10260632
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 50 TON [1]	1	17	10260592
D3030		Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	4	8	10272548
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 50 TON [2]	1	20	10260622
D3030	Roof	Fair	Split System Ductless, Single Zone, .75 TON	1	6	10428827
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, 8500 CFM	1	8	10428821
D3050	14	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [PUMP 2]	1	18	10268416
D3050	14	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP [PUMP 1]	1	18	10268417
D3050	14	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP [PUMP 3]	1	18	10268418
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	68,755 SF	33	10260574
D3050	14	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP [PUMP 4]	1	20	10268419
D3050	Mechanical Room/Pre-k 1	Fair	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, 2800 CFM [AHU 3]	1	18	10260535
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-5]	1	13	10428823
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [RTU-2]	1	13	10428820
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON	1	13	10428816
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	68,755 SF	16	10260551
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [RTU-1]	1	13	10428818
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 31 TON	1	12	10428824

Component Condition Report | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1	13	10428813
D3050	Mechanical Room/Pre-k 1	Fair	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, 2800 CFM [AHU 4]	1	18	10260539
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1	13	10428819
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	5	10428829
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-2]	1	11	10428828
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	5	10428810
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	5	10428814
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	6	10428822
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	5	10428817
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-3]	1	11	10428830
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-1]	1	11	10428826
D3060	Art classroom	Fair	Laboratory Fume Hood, 600 to 1, 000 CFM	1	7	10260634
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	5	10428831
Fire Protection						
D4010	Fire pump room	Fair	Supplemental Components, Fire Pump Controller	1	11	10260614
D4010	Fire pump room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	16	10260619
D4010	Fire pump room	Fair	Pump, Fire Suppression, 30 HP	1	13	10260643
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	68,755 SF	14	10260563
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP [NLS ATS]	1	16	10260579
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	16	10260617
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 150 KW	1	15	10260578
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 1200 AMP [PANEL MDP-1 SECTION]	1	16	10260616
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [NLS XFMR]	1	20	10260613
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	20	10260575

Component Condition Report | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1200 AMP	1	16	10260568
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,755 SF	21	10260639
D5030	14	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, 25 HP [PUMP3]	1	12	10268422
D5030	14	Fair	Variable Frequency Drive, VFD, by HP of Motor, 25 HP, Replace/Install [PUMP 4]	1	12	10268421
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD #5]	1	12	10260587
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD #6]	1	12	10260571
D5030	14	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [PUMP 1]	1	12	10268420
D5030	14	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [PUMP 2]	1	12	10268415
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	68,755 SF	6	10260633
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	11	10260636
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	68,755 SF	11	10260609
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,755 SF	11	10260627
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	68,755 SF	7	10260640
D7050	Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	10	10260556
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,755 SF	11	10260615
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	68,755 SF	10	10260629
Equipment & Furnishings						
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	14	10428811
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10260543
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	2	6	10260602
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	10260603
E1030	Multi-Purpose Room	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	5	11	10260631
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10260599
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10260541

Component Condition Report | Olney Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	10260573
E1030	Trash room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	11	10260598
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	10260594
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10260584
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10260610
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10260527
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	11	10260572
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	11	10260569
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	9	10428812
E1040	Art classroom	Fair	Ceramics Equipment, Kiln	1	11	10260554
E1040	Art classroom	Fair	Ceramics Equipment, Kiln	1	11	10260642
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	11	10260564
E1070	Multi-Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	9	10260604
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	200 LF	9	10260606
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	20 LF	11	10260585
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	50 LF	11	10260533
E2010	Library	Fair	Casework, Cabinetry, Standard	10 LF	9	10260625
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	80 LF	11	10260591
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	50 LF	8	10260567
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	6	11	10260544

Component Condition Report | Olney Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						

Component Condition Report | Olney Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	35,000	SF	13	10260768
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	35,000	SF	4	10260778
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,000	SF	21	10260766
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		8	10260775
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,350	SF	11	10260771
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2		11	10260767
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		11	10260779
G2050	Site	Fair	Play Structure, Multipurpose, Small	2		11	10260772
Sitework							
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	6		11	10428833
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	150	LF	21	10260774
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2		11	10260777
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	320	LF	21	10260769
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1		11	10260776
G2060	Site	Fair	Retaining Wall, Brick/Stone	200	SF	21	10260770
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	6		11	10260773

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/3/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Olney Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Olney Elementary School / Main Building	$0	$464	$0	$0	$177,605	$12,056	$609,445	$196,431	$133,853	$93,813	$263,525	$1,724,030	$431,720	$201,336	$166,790	$186,956	$1,430,148	$99,997	$133,130	$1,721,242	$166,162	**$7,748,704**
Olney Elementary School / Site	$0	$0	$0	$0	$17,727	$0	$0	$0	$24,069	$20,550	$0	$165,451	$0	$179,895	$23,823	$0	$0	$0	$0	$27,618	$0	**$459,133**
Grand Total	**$0**	**$464**	**$0**	**$0**	**$195,332**	**$12,056**	**$609,445**	**$196,431**	**$157,922**	**$114,363**	**$263,525**	**$1,889,480**	**$431,720**	**$381,231**	**$190,613**	**$186,956**	**$1,430,148**	**$99,997**	**$133,130**	**$1,748,859**	**$166,162**	**$8,207,836**

Olney Elementary School

Olney 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	10260596	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	18500	SF	$1.86	$34,410												$34,410										**$34,410**
B2020	Building Exterior/ westside	10260605	Window, Wood, 16-25 SF, Replace	30	26	4	10	EA	$1,200.00	$12,000					$12,000																	**$12,000**
B2020	Building Exterior	10260582	Glazing, any type by SF, Replace	30	19	11	4600	SF	$55.00	$253,000												$253,000										**$253,000**
B2050	Building Exterior	10260637	Exterior Door, Steel, Commercial, Replace	40	24	16	10	EA	$4,060.00	$40,600																	$40,600					**$40,600**
B3010	Roof	10260531	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	6	14	8000	SF	$3.80	$30,400															$30,400							**$30,400**
B3010	Roof	10260577	Roofing, Built-Up, Replace	25	6	19	60000	SF	$14.00	$840,000																				$840,000		**$840,000**
B3020	Roof	10428809	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	39	1	5	LF	$90.00	$450		$450																				**$450**
C1010	19/20	10260623	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	12	13	200	SF	$5.00	$1,000														$1,000								**$1,000**
C1030	Throughout Building	10260593	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	24	16	20	EA	$2,100.00	$42,000																	$42,000					**$42,000**
C1070	Throughout Building	10260630	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	19	6	51600	SF	$3.50	$180,600							$180,600															**$180,600**
C1090	Restrooms	10260570	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	20	EA	$750.00	$15,000												$15,000										**$15,000**
C1090	Restrooms	10260529	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	8	EA	$750.00	$6,000												$6,000										**$6,000**
C2010	Throughout Building	10260588	Wall Finishes, any surface, Prep & Paint	10	4	6	72200	SF	$1.50	$108,300							$108,300										$108,300					**$216,600**
C2030	Utility Rooms/Areas	10260562	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	3400	SF	$1.50	$5,100							$5,100										$5,100					**$10,200**
C2030	Gymnasium	10260595	Flooring, Wood, Strip, Refinish	10	4	6	6900	SF	$4.00	$27,600							$27,600										$27,600					**$55,200**
C2030	Throughout Building	10260561	Flooring, Vinyl Tile (VCT), Replace	15	11	4	27500	SF	$5.00	$137,500					$137,500															$137,500		**$275,000**
C2030	Office Areas	10260624	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3400	SF	$7.50	$25,500							$25,500										$25,500					**$51,000**
C2030	Library	10260638	Flooring, Carpet, Commercial Standard, Replace	10	4	6	6900	SF	$7.50	$51,750							$51,750										$51,750					**$103,500**
C2050	Throughout Building	10260620	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	13800	SF	$2.00	$27,600							$27,600										$27,600					**$55,200**
C2050	Gymnasium	10260644	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	3400	SF	$2.50	$8,500							$8,500										$8,500					**$17,000**
D1010	Commercial Kitchen	10260597	Vertical Lift, Wheelchair, 5' Rise, Install	25	14	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
D2010	Boiler Room	10260580	Water Heater, Gas, Commercial (200 MBH), Replace	20	13	7	1	EA	$16,600.00	$16,600								$16,600														**$16,600**
D2010	Boiler Room	10260611	Pump, Circulation, Domestic Water, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
D2010	Boiler Room	10260565	Pump, Circulation, Domestic Water, Replace	15	5	10	1	EA	$4,600.00	$4,600											$4,600											**$4,600**
D2010	Boiler Room	10260607	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D2010	Pump room	10260586	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$5,200.00	$5,200																	$5,200					**$5,200**
D2010	Throughout Building	10260626	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$2,400					$2,400															$2,400		**$4,800**
D2010	Utility Rooms/Areas	10260558	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	3	EA	$1,400.00	$4,200					$4,200																	**$4,200**
D2010	Throughout Building	10260612	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,200.00	$1,200								$1,200														**$1,200**
D2010	Classrooms General	10260576	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	25	EA	$1,200.00	$30,000												$30,000										**$30,000**
D2010	Throughout Building	10260590	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	3	12	1	EA	$1,200.00	$1,200													$1,200									**$1,200**
D2010	Restrooms	10260628	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	20	EA	$1,700.00	$34,000																	$34,000					**$34,000**
D2010	Restrooms	10260581	Urinal, Standard, Replace	30	14	16	12	EA	$1,100.00	$13,200																	$13,200					**$13,200**
D2010	Restrooms	10260641	Toilet, Commercial Water Closet, Replace	30	14	16	30	EA	$1,300.00	$39,000																	$39,000					**$39,000**
D3020	Throughout Building	10260566	Unit Heater, Hydronic, Replace	20	7	13	3	EA	$1,700.00	$5,100														$5,100								**$5,100**
D3030	Building Exterior	10260592	Chiller, Air-Cooled, Replace	25	8	17	1	EA	$60,500.00	$60,500																		$60,500				**$60,500**
D3030	Building Exterior	10260622	Chiller, Air-Cooled, Replace	25	5	20	1	EA	$60,500.00	$60,500																					$60,500	**$60,500**
D3030	Roof	10428825	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$3,500.00	$3,500							$3,500															**$3,500**
D3030	Roof	10428827	Split System Ductless, Single Zone, Replace	15	9	6	1	EA	$3,500.00	$3,500							$3,500															**$3,500**
D3030	Roof	10428815	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$44,000.00	$44,000								$44,000														**$44,000**
D3030	Main Building	10272548	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	7	8	4	EA	$4,020.00	$16,080								$16,080														**$16,080**
D3030	Classrooms General	10260632	Unit Ventilator, approx/nominal 2 Ton, Replace	20	8	12	25	EA	$7,400.00	$185,000													$185,000									**$185,000**
D3050	14	10268416	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	7	18	1	EA	$6,800.00	$6,800																			$6,800			**$6,800**
D3050	14	10268417	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	7	18	1	EA	$6,800.00	$6,800																			$6,800			**$6,800**

Replacement Reserves Report

4/3/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	14	10268418	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	7	18	1	EA	$13,600.00	$13,600																			$13,600			**$13,600**
D3050	14	10268419	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	$13,600.00	$13,600																					$13,600	**$13,600**
D3050	Roof	10428821	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, Replace	20	12	8	1	EA	$35,785.00	$35,785									$35,785													**$35,785**
D3050	Roof	10428824	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	8	12	1	EA	$75,000.00	$75,000													$75,000									**$75,000**
D3050	Roof	10428823	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
D3050	Roof	10428820	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
D3050	Roof	10428816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
D3050	Roof	10428818	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$11,000.00	$11,000														$11,000								**$11,000**
D3050	Roof	10428813	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
D3050	Roof	10428819	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
D3050	Throughout Building	10260551	HVAC System, Ductwork, Medium Density, Replace	30	14	16	68755	SF	$4.00	$275,020																	$275,020					**$275,020**
D3050	Mechanical Room/Pre-k 1	10260535	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, Replace	25	7	18	1	EA	$25,500.00	$25,500																			$25,500			**$25,500**
D3050	Mechanical Room/Pre-k 1	10260539	Air Handler, Interior AHU, Packaged, 2401 to 4000 CFM, Replace	25	7	18	1	EA	$25,500.00	$25,500																			$25,500			**$25,500**
D3060	Roof	10428829	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10428810	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10428814	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10428817	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	10428831	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10428822	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,200.00	$1,200							$1,200															**$1,200**
D3060	Art classroom	10260634	Laboratory Fume Hood, 600 to 1, 000 CFM, Replace	15	8	7	1	EA	$4,406.00	$4,406								$4,406														**$4,406**
D3060	Roof	10428828	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	$1,400.00	$1,400												$1,400										**$1,400**
D3060	Roof	10428830	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D3060	Roof	10428826	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	$1,200.00	$1,200												$1,200										**$1,200**
D4010	Fire pump room	10260614	Supplemental Components, Fire Pump Controller, Replace	20	9	11	1	EA	$17,800.00	$17,800												$17,800										**$17,800**
D4010	Fire pump room	10260643	Pump, Fire Suppression, Replace	25	12	13	1	EA	$30,000.00	$30,000														$30,000								**$30,000**
D4010	Throughout Building	10260563	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	68755	SF	$1.07	$73,568															$73,568							**$73,568**
D4010	Fire pump room	10260619	Backflow Preventer, Fire Suppression, Replace	30	14	16	1	EA	$10,500.00	$10,500																	$10,500					**$10,500**
D5010	Building Exterior	10260578	Generator, Gas or Gasoline, Replace	25	10	15	1	EA	$120,000.00	$120,000																$120,000						**$120,000**
D5010	Electrical Room	10260579	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$8,500.00	$8,500																	$8,500					**$8,500**
D5010	Electrical Room	10260617	Automatic Transfer Switch, ATS, Replace	25	9	16	1	EA	$8,500.00	$8,500																	$8,500					**$8,500**
D5020	Electrical Room	10260568	Switchboard, 277/480 V, Replace	40	24	16	1	EA	$75,000.00	$75,000																	$75,000					**$75,000**
D5020	Electrical Room	10260613	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$7,600.00	$7,600																					$7,600	**$7,600**
D5020	Electrical Room	10260575	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	Electrical Room	10260616	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$14,000.00	$14,000																	$14,000					**$14,000**
D5030	14	10268422	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	8	12	1	EA	$6,200.00	$6,200													$6,200									**$6,200**
D5030	14	10268421	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$12,400.00	$12,400													$12,400									**$12,400**
D5030	Boiler Room	10260587	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$5,300.00	$5,300													$5,300									**$5,300**
D5030	Boiler Room	10260571	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$5,300.00	$5,300													$5,300									**$5,300**
D5030	14	10268420	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$6,200.00	$6,200													$6,200									**$6,200**
D5030	14	10268415	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$6,200.00	$6,200													$6,200									**$6,200**
D5040	Throughout Building	10260633	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	68755	SF	$0.65	$44,691							$44,691										$44,691					**$89,382**
D5040	Gymnasium	10260636	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	16	EA	$1,700.00	$27,200												$27,200										**$27,200**
D5040	Throughout Building	10260609	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	9	11	68755	SF	$5.00	$343,775												$343,775										**$343,775**
D6060	Throughout Building	10260627	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	68755	SF	$1.65	$113,446												$113,446										**$113,446**
D7030	Throughout Building	10260640	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	68755	SF	$2.00	$137,510								$137,510														**$137,510**
D7050	Boiler Room	10260556	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D7050	Throughout Building	10260615	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	68755	SF	$3.00	$206,265												$206,265										**$206,265**
D8010	Throughout Building	10260629	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	68755	SF	$2.50	$171,888											$171,888											**$171,888**
E1030	Kitchen	10260573	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700		**$3,400**
E1030	Kitchen	10260599	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	10260602	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	2	EA	$8,280.00	$16,560							$16,560										$16,560					**$33,120**
E1030	Kitchen	10260541	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	$2,000.00	$2,000							$2,000										$2,000					**$4,000**
E1030	Kitchen	10260584	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	$2,000.00	$2,000							$2,000										$2,000					**$4,000**
E1030	Kitchen	10260527	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	$2,000.00	$2,000							$2,000										$2,000					**$4,000**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	10260603	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Kitchen	10260594	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Roof	10428812	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	6	9	1	EA	$6,300.00	$6,300										$6,300												**$6,300**
E1030	Multi-Purpose Room	10260631	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	9	11	5	EA	$7,000.00	$35,000												$35,000										**$35,000**
E1030	Trash room	10260598	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	9	11	1	EA	$13,000.00	$13,000												$13,000										**$13,000**
E1030	Kitchen	10260572	Foodservice Equipment, Walk-In, Freezer, Replace	20	9	11	1	EA	$25,000.00	$25,000												$25,000										**$25,000**
E1030	Kitchen	10260569	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
E1030	Roof	10428811	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	1	14	1	EA	$6,300.00	$6,300															$6,300							**$6,300**
E1030	Kitchen	10260543	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
E1030	Kitchen	10260610	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	14	16	1	EA	$1,600.00	$1,600																	$1,600					**$1,600**
E1040	Art classroom	10260554	Ceramics Equipment, Kiln, Replace	20	9	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
E1040	Art classroom	10260642	Ceramics Equipment, Kiln, Replace	20	9	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
E1070	Multi-Purpose Room	10260604	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	6	9	200	SF	$13.00	$2,600										$2,600												**$2,600**
E1070	Gymnasium	10260564	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	19	11	6	EA	$3,580.00	$21,480												$21,480										**$21,480**
E2010	Throughout Building	10260567	Casework, Countertop, Plastic Laminate, Replace	15	7	8	50	LF	$50.00	$2,500									$2,500													**$2,500**
E2010	Classrooms General	10260606	Casework, Cabinetry, Standard, Replace	20	11	9	200	LF	$300.00	$60,000										$60,000												**$60,000**
E2010	Library	10260625	Casework, Cabinetry, Standard, Replace	20	11	9	10	LF	$300.00	$3,000										$3,000												**$3,000**
E2010	Library	10260585	Library Shelving, Double-Faced, up to 90" Height, Replace	20	9	11	20	LF	$480.00	$9,600												$9,600										**$9,600**
E2010	Library	10260533	Library Shelving, Single-Faced, up to 90" Height, Replace	20	9	11	50	LF	$330.00	$16,500												$16,500										**$16,500**
E2010	Throughout Building	10260591	Casework, Cabinetry, Standard, Replace	20	9	11	80	LF	$300.00	$24,000												$24,000										**$24,000**
G4050	Building Exterior	10260544	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	6	EA	$400.00	$2,400												$2,400										**$2,400**
Totals, Unescalated											**$0**	**$450**	**$0**	**$0**	**$157,800**	**$10,400**	**$510,401**	**$159,716**	**$105,665**	**$71,900**	**$196,088**	**$1,245,476**	**$302,800**	**$137,100**	**$110,268**	**$120,000**	**$891,221**	**$60,500**	**$78,200**	**$981,600**	**$92,000**	**$5,231,584**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$464**	**$0**	**$0**	**$177,605**	**$12,056**	**$609,445**	**$196,431**	**$133,853**	**$93,813**	**$263,525**	**$1,724,030**	**$431,720**	**$201,336**	**$166,790**	**$186,956**	**$1,430,148**	**$99,997**	**$133,130**	**$1,721,242**	**$166,162**	**$7,748,704**

Olney 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
G2020	Site	10260778	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	35000	SF	$0.45	$15,750					$15,750					$15,750					$15,750					$15,750			**$63,000**
G2020	Site	10260768	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	35000	SF	$3.50	$122,500														$122,500									**$122,500**
G2050	Site	10260775	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	17	8	4	EA	$4,750.00	$19,000									$19,000														**$19,000**
G2050	Site	10260771	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	14	11	16350	SF	$3.50	$57,225												$57,225										**$57,225**
G2050	Site	10260767	Sports Apparatus, Soccer, Regulation Goal, Replace	20	9	11	2	EA	$2,500.00	$5,000												$5,000										**$5,000**
G2050	Site	10260779	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
G2050	Site	10260772	Play Structure, Multipurpose, Small, Replace	20	9	11	2	EA	$10,000.00	$20,000												$20,000										**$20,000**
G2060	Site	10428833	Picnic Table, Metal Powder-Coated, Replace	20	9	11	6	EA	$700.00	$4,200												$4,200										**$4,200**
G2060	Site	10260777	Park Bench, Metal Powder-Coated, Replace	20	9	11	2	EA	$700.00	$1,400												$1,400										**$1,400**
G2060	Site	10260776	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$1,500												$1,500										**$1,500**
G4050	Site	10260773	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	6	EA	$4,200.00	$25,200												$25,200										**$25,200**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$15,750**	**$0**	**$0**	**$0**	**$19,000**	**$15,750**	**$0**	**$119,525**	**$0**	**$122,500**	**$15,750**	**$0**	**$0**	**$0**	**$0**	**$15,750**	**$0**	**$324,025**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$17,727**	**$0**	**$0**	**$0**	**$24,069**	**$20,550**	**$0**	**$165,451**	**$0**	**$179,895**	**$23,823**	**$0**	**$0**	**$0**	**$0**	**$27,618**	**$0**	**$459,133**

* 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	10260597	D1010	**Vertical Lift**	Wheelchair, 5' Rise	15000	Olney Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
2	10260560	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Olney Elementary School / Main Building	Cafeteria	Savaria	No dataplate	No dataplate	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10260565	D2010	**Pump** [5]	Circulation, Domestic Water	2 HP	Olney Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
2	10260611	D2010	**Pump** [6]	Circulation, Domestic Water	2 HP	Olney Elementary School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
3	10260580	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Olney Elementary School / Main Building	Boiler Room	State Industries, Inc.	SBD100199NES 118	1224M000096	2012		
4	10260586	D2010	**Backflow Preventer**	Domestic Water	3 IN	Olney Elementary School / Main Building	Pump room	No dataplate	No dataplate	No dataplate			
5	10260607	D2010	**Backflow Preventer**	Domestic Water	1 IN	Olney Elementary School / Main Building	Boiler Room	Illegible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10260601	D3020	**Boiler** [Boiler I]	Gas, HVAC	2000 MBH	Olney Elementary School / Main Building	Boiler Room	Cleaver-Brooks	CFC-E	604297800046	2017		
2	10260621	D3020	**Boiler** [Boiler II]	Gas, HVAC	2000 MBH	Olney Elementary School / Main Building	Boiler	Cleaver-Brooks	CFC-E	604297800045	2017		
3	10260566	D3020	**Unit Heater**	Hydronic	36 MBH	Olney Elementary School / Main Building	Throughout Building	Daikin Industries	No dataplate	No dataplate			3
4	10260608	D3020	**Boiler Supplemental Components**	Expansion Tank	1000 GAL	Olney Elementary School / Main Building	Boiler Room	Wessels Company	NA	NA	2017		
5	10260592	D3030	**Chiller** [1]	Air-Cooled	50 TON	Olney Elementary School / Main Building	Building Exterior	No tag/plate found	No dataplate	No dataplate	2018		
6	10260622	D3030	**Chiller** [2]	Air-Cooled	50 TON	Olney Elementary School / Main Building	Building Exterior	No dataplate	No dataplate	No dataplate	2018		
7	10272548	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Olney Elementary School / Main Building							4
8	10428815	D3030	**Heat Pump** [VRV-1]	Var Refrig Vol (VRV)	10 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	REYQ120TATJU	1805435720	2018		
9	10428825	D3030	**Split System Ductless**	Single Zone	.75 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	RX09QMVJU	G00027	2016		
10	10428827	D3030	**Split System Ductless**	Single Zone	.75 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	RX09QMVJU	G00033	2016		
11	10260632	D3030	**Unit Ventilator**	approx/nominal 2 Ton	750 CFM	Olney Elementary School / Main Building	Classrooms General	Daikin Industries	No dataplate	No dataplate	2017		25

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10268417	D3050	**Pump** [PUMP 1]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Olney Elementary School / Main Building	14	Bell & Gossett	NA	C249191-01J71	2017		
13	10268416	D3050	**Pump** [PUMP 2]	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Olney Elementary School / Main Building	14	Bell & Gossett	NA	C2419191-027	2017		
14	10268418	D3050	**Pump** [PUMP 3]	Distribution, HVAC Chilled or Condenser Water	25 HP	Olney Elementary School / Main Building	14	Bell & Gossett	NA	0249192-04JZ1	2017		
15	10268419	D3050	**Pump** [PUMP 4]	Distribution, HVAC Chilled or Condenser Water	25 HP	Olney Elementary School / Main Building	14	Bell & Gossett	Illegible	G249192-02J71	2020		
16	10260535	D3050	**Air Handler** [AHU 3]	Interior AHU, Packaged, 2401 to 4000 CFM	2800 CFM	Olney Elementary School / Main Building	Mechanical Room/Pre-k 1	Magic Aire	Inaccessible	Inaccessible	2017		
17	10260539	D3050	**Air Handler** [AHU 4]	Interior AHU, Packaged, 2401 to 4000 CFM	2800 CFM	Olney Elementary School / Main Building	Mechanical Room/Pre-k 1	Magic Aire	Inaccessible	Inaccessible	2017		
18	10428821	D3050	**Make-Up Air Unit**	MUA or MAU, 6001 to 12000 CFM	8500 CFM	Olney Elementary School / Main Building	Roof	Trane	GRAA40GFAF0N6BP305C0E1	F13A00247	2013		
19	10428816	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Olney Elementary School / Main Building	Roof	AAON, Inc.	RN-006-3-0-EA09-32B	201801-ANGF66257	2018		
20	10428824	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	31 TON	Olney Elementary School / Main Building	Roof	AAON, Inc.	RN-031-3-0-EB09-30B	201712-BNGU66289	2017		
21	10428813	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	MPS010BGDS22R	F121801100	2018		
22	10428819	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	MPS010BGDS22R	F121801101	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10428818	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	7.5 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	MPS0A7BYDS	F091801803	2018		
24	10428820	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted	7.5 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	MPS0A7BYDS	F091801802	2018		
25	10428823	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	10 TON	Olney Elementary School / Main Building	Roof	Daikin Industries	Illegible	Illegible	2018		
26	10428822	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
27	10428817	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
28	10428829	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
29	10428810	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
30	10428814	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
31	10428831	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
32	10428826	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	Olney Elementary School / Main Building	Roof	Greenheck	6-099-V6AX-0D	15899223			
33	10428828	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Olney Elementary School / Main Building	Roof	Greenheck	08-X79A-660-9	15399222			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10428830	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 10" Damper	500 CFM	Olney Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10260619	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Olney Elementary School / Main Building	Fire pump room	No dataplate	No dataplate	No dataplate			
2	10260643	D4010	**Pump**	Fire Suppression	30 HP	Olney Elementary School / Main Building	Fire pump room	No dataplate	No dataplate	No dataplate			
3	10260614	D4010	**Supplemental Components**	Fire Pump Controller		Olney Elementary School / Main Building	Fire pump room	NA	FTA1000-AM30B	1188398-01RE			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10260578	D5010	**Generator**	Gas or Gasoline	150 KW	Olney Elementary School / Main Building	Building Exterior	Kohler	150REZGC	SGM32F765	2015		
2	10260617	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Olney Elementary School / Main Building	Electrical Room	Kohler	No dataplate	No dataplate			
3	10260579	D5010	**Automatic Transfer Switch** [NLS ATS]	ATS	100 AMP	Olney Elementary School / Main Building	Electrical Room	Kohler	No dataplate	No dataplate			
4	10260575	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Olney Elementary School / Main Building	Electrical Room	Square D	33349-17212-089	1030515388	2015		
5	10260613	D5020	**Secondary Transformer** [NLS XFMR]	Dry, Stepdown	45 KVA	Olney Elementary School / Main Building	Electrical Room	Square D	33749-17212-109 S	1042215303	2015		
6	10260568	D5020	**Switchboard**	277/480 V	1200 AMP	Olney Elementary School / Main Building	Electrical Room	General Electric	No dataplate	No dataplate			
7	10260616	D5020	**Distribution Panel** [PANEL MDP-1 SECTION]	277/480 V	1200 AMP	Olney Elementary School / Main Building	Electrical Room	General Electric	No dataplate	No dataplate			
8	10268420	D5030	**Variable Frequency Drive** [PUMP 1]	VFD, by HP of Motor	7.5 HP	Olney Elementary School / Main Building	14	ABB	ACX550-U0-012A-4+ P901	723011	2017		
9	10268415	D5030	**Variable Frequency Drive** [PUMP 2]	VFD, by HP of Motor	7.5 HP	Olney Elementary School / Main Building	14	ABB	ACX550-U0-012A-4+ P901 S	5172301803	2017		
10	10268421	D5030	**Variable Frequency Drive** [PUMP 4]	VFD, by HP of Motor	25 HP	Olney Elementary School / Main Building	14	ABB	ACH550-VCR-038A-4+F267	2173505435	2017		
11	10268422	D5030	**Variable Frequency Drive** [PUMP3]	VFD, by HP of Motor, 7.5 HP	25 HP	Olney Elementary School / Main Building	14	AbB	ACH550-VCR-038A-4+F267	2173505439	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10260587	D5030	**Variable Frequency Drive** [VFD #5]	VFD, by HP of Motor	5 HP	Olney Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-04A1-4+F267	2173506	2017		
13	10260571	D5030	**Variable Frequency Drive** [VFD #6]	VFD, by HP of Motor	5 HP	Olney Elementary School / Main Building	Boiler Room	ABB	ACH550-VCR-04A1-4+F267	2173505453	2017		
14	10260636	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Olney Elementary School / Main Building	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10260556	D7050	**Fire Alarm Panel**	Fully Addressable		Olney Elementary School / Main Building	Boiler Room	Honeywell Fire-Lite	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10260610	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Olney Elementary School / Main Building	Kitchen						
2	10260543	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Olney Elementary School / Main Building	Kitchen						
3	10260602	E1030	**Foodservice Equipment**	Convection Oven, Double		Olney Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			2
4	10260599	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Olney Elementary School / Main Building	Kitchen	Norlake	SSM16SSC	90200303			
5	10260541	E1030	**Foodservice Equipment**	Food Puree		Olney Elementary School / Main Building	Kitchen	Colorpoint	KCPI-5	F90C3170			
6	10260584	E1030	**Foodservice Equipment**	Food Puree		Olney Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	F90C3167			
7	10260527	E1030	**Foodservice Equipment**	Food Puree		Olney Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	F90B3169			
8	10260573	E1030	**Foodservice Equipment**	Range, 2-Burner		Olney Elementary School / Main Building	Kitchen	Garland	No dataplate	No dataplate			
9	10260603	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Olney Elementary School / Main Building	Kitchen	Traulsen	RHT 1-32WUT	M642660 7M			
10	10260598	E1030	**Foodservice Equipment**	Trash Compactor, 600 LB		Olney Elementary School / Main Building	Trash room	No dataplate	No dataplate	No dataplate			
11	10428811	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Olney Elementary School / Main Building	Roof	Trenton	TEZA020L8-HT3D-F	249109433	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10428812	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Olney Elementary School / Main Building	Roof	Trenton	Illegible	Illegible			
13	10260594	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Olney Elementary School / Main Building	Kitchen	Trenton	No dataplate	No dataplate			
14	10260572	E1030	**Foodservice Equipment**	Walk-In, Freezer		Olney Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
15	10260569	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Olney Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
16	10260554	E1040	**Ceramics Equipment**	Kiln		Olney Elementary School / Main Building	Art classroom	Paragon	TNF-82-3	390611			
17	10260642	E1040	**Ceramics Equipment**	Kiln		Olney Elementary School / Main Building	Art classroom						