



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Pine Crest Elementary School
201 Woodmoor Drive
Silver Spring, MD 20901

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

February 26, 2026

ON SITE DATE:

December 16 - 17, 2025

Bureau Veritas

TABLE OF CONTENTS

1. Executive Summary	1
Property Overview and Assessment Details	1
Campus Findings and Deficiencies	2
Facility Characteristic Survey	4
Facility Condition Index (FCI) Depleted Value	5
Immediate Needs.....	6
Key Findings	8
Plan Types.....	11
2. Building Information	12
3. Site Summary	15
4. ADA Accessibility	17
5. Purpose and Scope	19
6. Opinions of Probable Costs	21
Methodology	21
Definitions	22
7. Certification	23
8. Appendices	24



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	201 Woodmoor Drive, Silver Spring, MD 20901
Site Developed	1941 Renovated 1992, addition 2020
Outside Occupants / Leased Spaces	All Purpose Room leased by outside before school program
Date(s) of Visit	December 16-17, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Geoffrey Powell, Building Service Manager
Assessment and Report Prepared By	Edmund Gabay
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 original school was constructed in 1941 and has since been renovated and added over the years. The main school building currently functions as an elementary school and had its last major addition in 2020 which included a two-story classroom wing.

Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and concrete block veneer. The main roof and the addition have a built-up roof all of which was recently replaced in 2020. The sloping asphalt shingle roofs also appear to have been recently replaced around 2020.

The interior floor finishes are primarily VCT throughout the main building and addition are in generally good condition. Ceramic tile in the bathrooms and quarry tile in the kitchen is not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building and the addition are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2020.

Accessibility deficiencies were observed at the elevator which did not have working position and arrival indicators. Also, the countertop and sink height in the teacher breakroom cabinets will require reconfiguration to meet ADA requirements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and an air-cooled chiller serving roof mounted packaged units throughout the building. Non central heating and cooling provided by ductless split systems for certain rooms throughout the building. The addition has a DOAS unit and rooftop packaged units. Boilers appear to be original from 1992, and near-term lifecycle replacement is anticipated.

Domestic hot water is provided by two gas water heaters which are in the building services space and main mechanical room. Water heaters appear to be relatively recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 1992, and near-term lifecycle replacement is anticipated.

The electrical service is controlled by switchboards, transformers and distribution panels in electrical rooms throughout the building. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be in good condition having been recently installed in 2024. Lifecycle replacement within the reserve term is not anticipated.

The building has a commercial kitchen. The equipment appears to be a mix of recently replaced units and pieces of original equipment present. Lifecycle replacement for newer equipment is not anticipated in the near term but is anticipated for older units and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the Fire Alarm Control Room. The panel is estimated to be 11 years old and lifecycle replacement is not anticipated until mid-term while the fire alarm system is reported to be upgraded in 2013. The building is also protected by an automatic fire suppression system, a portion of which was installed in 2020. Sprinkler heads are estimated to have been replaced in the new section and installed in the classroom addition of 2020.

Site

The asphalt parking lots are estimated to be original installations from 1992 and appear in distressed condition, and lifecycle replacement is anticipated for the near term. Pavement striping is also in poor condition, although having been redone recently. Concrete pavement is in generally fair condition throughout the site, however the asphalt walkways around the ball fields show signs of distress.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the west side were replaced recently and lifecycle replacement is not anticipated in the reserve term. Baseball and football fields appear well maintained.

An accessibility defect was observed at the west side ramp where ADA compliant handrails had not been installed on either side of the travel path.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.437575.

Immediate Needs

Facility/Building	Total Items	Total Cost
Pine Crest Elementary School / Main Building	6	\$26,100
Pine Crest Elementary School / Site	2	\$26,800
Total	8	\$52,900

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10134251	Gymnasium	D3020	Baseboard Heater, Electric, 8 LF, Replace	Failed	Performance/Integrity	\$1,200
10134361	Electrical Room 156A	D5020	Electrical System, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,200
10134297	Parking lot	Y1020	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	NA	Accessibility	\$200
10134347	Elevator Shafts/Utility	Y1040	ADA Elevators, Cabs, AV Cab Position & Arrival Indicators (per Cab), Install	NA	Accessibility	\$1,000
10134295	Teacher Breakroom	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
10159512	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (6 items)						\$26,100



Site

<u>ID</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
10134194	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$26,400
10158838	Exterior Ramp	Y1020	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	NA	Accessibility	\$400
Total (2 items)						\$26,800



Key Findings



Sidewalk in Poor condition.

Asphalt
Site Pine Crest Elementary School Site Parking Areas

Uniformat Code: G2030
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$16,500

\$\$\$\$

Cracking, heaving and surface degradation of asphalt pavement was observed - AssetCALC ID: 10134186



Parking Lots in Poor condition.

Pavement, Asphalt
Site Pine Crest Elementary School Site Parking Areas

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2025**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$26,400

\$\$\$\$

Large areas of severe alligator cracking. - AssetCALC ID: 10134194



Baseboard Heater in Failed condition.

Electric, 8 LF
Main Building Pine Crest Elementary School Gymnasium

Uniformat Code: D3020
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Units in gym do not work - AssetCALC ID: 10134251



Stair/Ramp Rails in Poor condition.

Metal
Site Pine Crest Elementary School Site

Uniformat Code: B1080
Recommendation: **Refinish in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$150,000

\$\$\$\$

Paint finish is peeling - AssetCALC ID: 10134175



Electrical System in Poor condition.

any type, Repairs per Man-Day
Main Building Pine Crest Elementary School
Electrical Room 156A

Uniformat Code: D5020
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Combustibles and flammable materials stored close to electrical equipment - AssetCALC ID: 10134361



Foodservice Equipment in Poor condition.

Walk-In, Freezer
Main Building Pine Crest Elementary School
Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$25,000

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Ice buildup on refrigeration lines - AssetCALC ID: 10134158



ADA Elevators

Cabs, AV Cab Position and Arrival Indicators
(per Cab)
Main Building Pine Crest Elementary School
Elevator Shafts/Utility

Uniformat Code: Y1040
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$1,000

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Can indicators missing - AssetCALC ID: 10134347



ADA Kitchen and Laundry Areas

Sink/Counter/Maneuverability, Full
Reconfiguration
Main Building Pine Crest Elementary School
Teacher Breakroom

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Reconfiguration of counter Ans sink in teacher Breakroom - AssetCALC ID: 10134295



ADA Paths of Travel

Ramp/Stair Handrails, Extensions
Site Pine Crest Elementary School Exterior Ramp

Uniformat Code: Y1020
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$400

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Need ADA compliant handrails on front ramp - AssetCALC ID: 10158838



ADA Paths of Travel

Signage, Directional Wall-Mounted
Main Building Pine Crest Elementary School Parking lot

Uniformat Code: Y1020
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$200

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Add directional signage to alternate entrance - AssetCALC ID: 10134297



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Pine Crest Elementary School Site

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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New ADA compliant handrails should be installed at existing ramp. - AssetCALC ID: 10159512

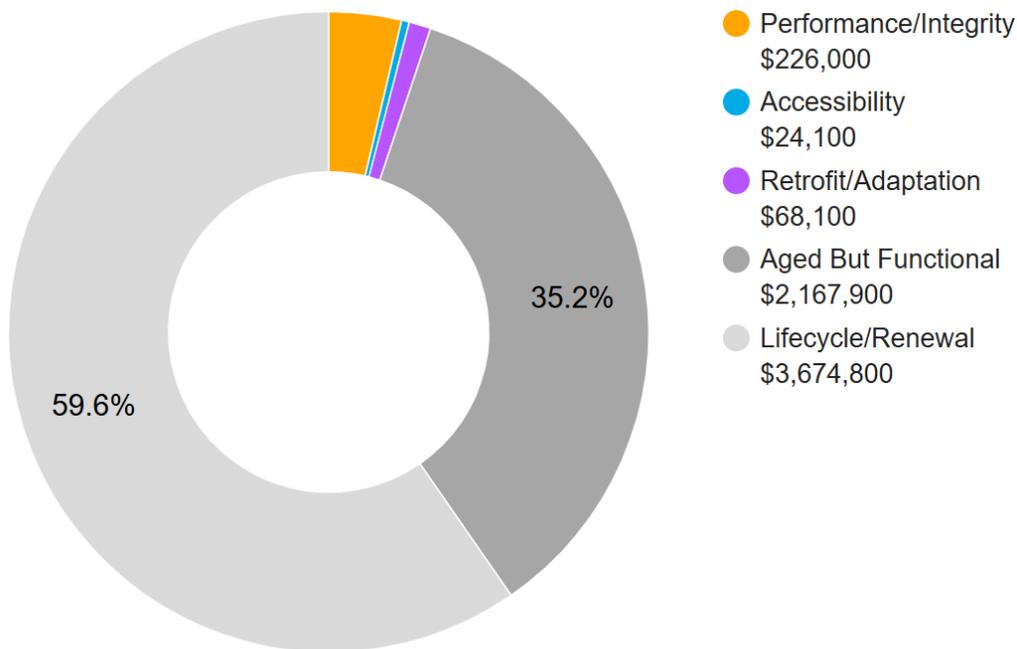


Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$6,160,900

2. Building Information



Building: Systems Summary		
Address	201 Woodmoor Drive, Silver Spring, MD 20901	
GPS Coordinates	39.0212724, -77.0049862	
Constructed/Renovated	1941 / 1992 / 2020	
Building Area	77,121 SF	
Number of Stories	2 story above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding, Vinyl Siding, Wood siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, air handlers feeding VAV / fan coil and cabinet terminal units Non-Central System: Packaged units / Split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers,	Fair
Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$555,500	\$67,500	\$64,300	\$687,300
Roofing	-	\$1,400	\$11,600	-	\$1,170,200	\$1,183,200
Interiors	-	\$65,800	\$414,900	\$424,700	\$1,178,000	\$2,083,300
Conveying	-	\$63,700	\$15,300	-	\$15,300	\$94,300
Plumbing	-	\$16,900	\$92,400	\$501,100	\$114,000	\$724,300
HVAC	\$1,200	\$153,200	\$2,400	\$1,150,200	\$666,700	\$1,973,700
Fire Protection	-	-	-	\$20,900	\$149,000	\$169,900
Electrical	\$1,200	\$409,100	\$18,900	\$369,000	\$48,500	\$846,600
Fire Alarm & Electronic Systems	-	\$135,000	\$184,900	\$558,900	\$288,100	\$1,166,900
Equipment & Furnishings	-	\$47,800	\$235,600	\$16,900	\$642,600	\$942,900
Accessibility	\$23,700	-	-	-	-	\$23,700
TOTALS (3% inflation)	\$26,100	\$892,700	\$1,531,500	\$3,109,100	\$4,336,700	\$9,896,100



3. Site Summary



Site Information		
Site Area	8.86 acres (estimated)	
Parking Spaces	79 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles Detention ponds	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU, Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Storage shed	--

Site Information	
Site Accessibility	Potential moderate/major issues have been identified at this site and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.
Site Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$154,500	-	-	\$234,900	\$389,400
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$3,300	\$69,600	\$6,600	\$139,000	\$218,500
Site Pavement	\$26,400	\$216,000	-	\$26,300	\$303,800	\$572,500
Site Utilities	-	-	-	\$98,400	\$93,500	\$191,900
Accessibility	\$400	-	-	-	-	\$400
TOTALS (3% inflation)	\$26,800	\$373,900	\$69,600	\$131,200	\$771,200	\$1,372,700



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			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1941/2020	Yes	Yes
Main Building	1941/2020	Yes	Yes

A prior accessibility survey was performed by Delmar Architects, PA on 11/14/2018 for the classroom addition. From BV’s perspective and limited analysis of the documents provided in conjunction with our own site visit, it does not appear that the recommendations from that study have been fully addressed. survey.



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pine Crest Elementary School, 201 Woodmoor Drive, Silver Spring, MD, 20901, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

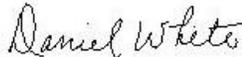
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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Bill Champion
Program Manager
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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 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURAL OVERVIEW



6 - ASPHALT SHINGLE ROOF



Photographic Overview



7 - BUILT UP ROOFING



8 - ELEVATOR MACHINE ROOM



9 - WATER HEATER



10 - DUPLEX PUMP STATION



11 - GAS BOILER



12 - AIR COOLED CHILLER



Photographic Overview



13 - UNIT VENTILATOR



14 - VRF HEAT PUMP UNITS



15 - HVAC SYSTEM PIPING



16 - DOAS UNIT



17 - HVAC DUCTWORK W/ VAV BOXES



18 - ROOFTOP PACKAGED UNIT



Photographic Overview



19 - ELECTRICAL ROOM



20 - SPRINKLER RISERS



21 - STANDBY GENERATOR



22 - STEPDOWN TRANSFORMER



23 - SECURITY/SURVEILLANCE SYSTEM



24 - FIRE ALARM PANEL



Photographic Overview



25 - BASEBALL BACKSTOP



26 - PLAY STRUCTURE



27 - PARKING AREA OVERVIEW



28 - SPORTS FIELDS



29 - CLASSROOM



30 - GYMNASIUM



Photographic Overview



31 - HALLWAYS AND COMMON AREAS



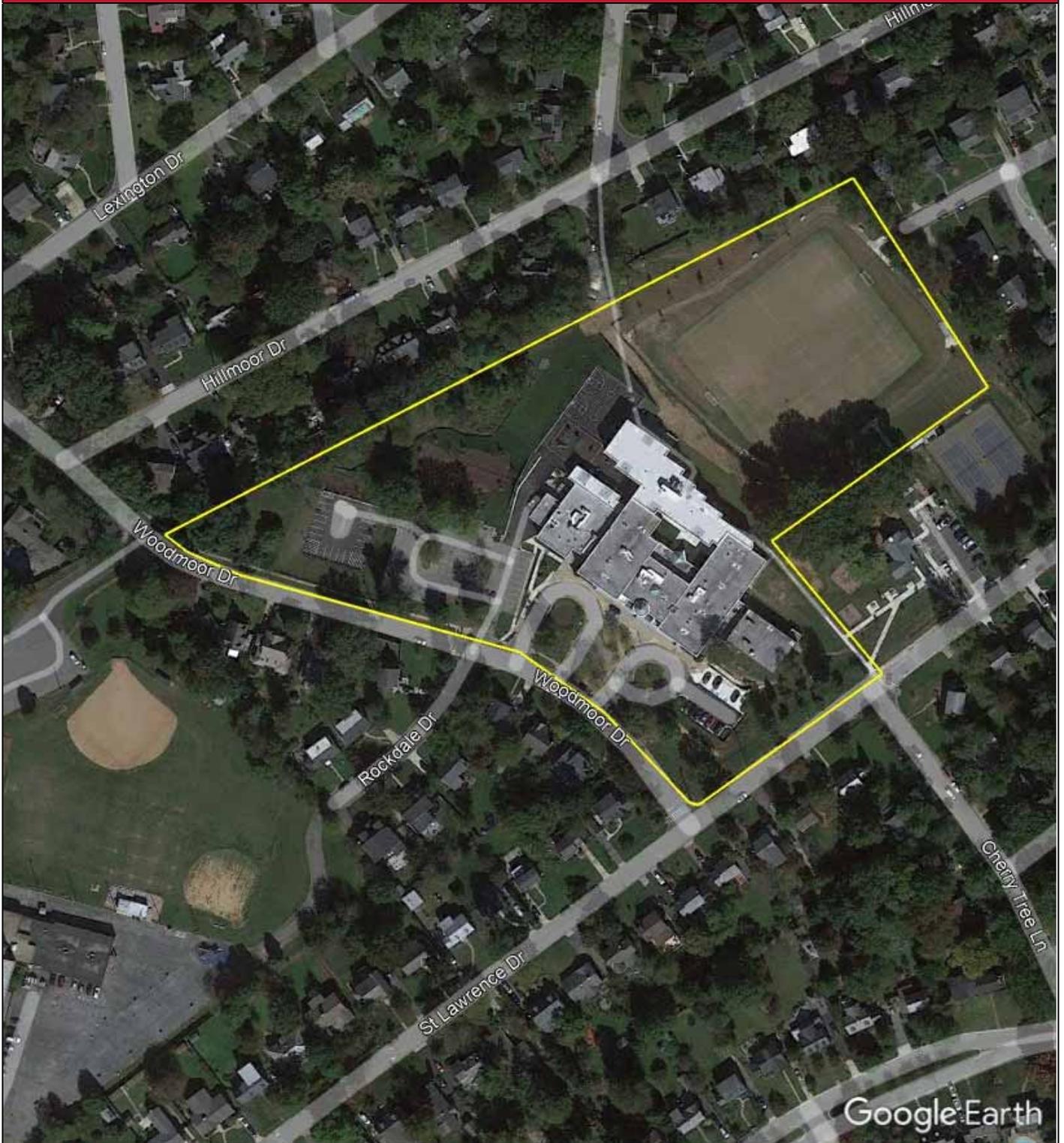
32 - OFFICE AREA OVERVIEW



Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-089.354	Pine Crest Elementary School	
	Source	On-Site Date	
	Google	December 16 - 17, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Pine Crest Elementary School

Name of person completing form: Geoffrey

Title / Association w/ property: Building Services

Length of time associated w/ property: 10 years

Date Completed: 12/15/2025

Phone Number: 202.779.5485

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.

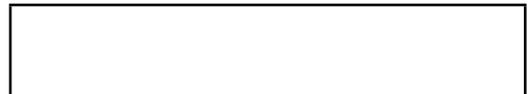
Data Overview		Response		
1	Year(s) constructed	Constructed 1941	Renovated 2020	1991 reroofing , 2020 Classroom Addition
2	Building size in SF	77,121 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	1992	
		Interiors		
		HVAC	2020	
		Electrical	2020	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
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				Smell of sewer gas in mechanical room
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?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				Exterior accessibility improvements. Accessibility in connection with classroom addition
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: Pine Crest Elementary School

BV Project Number: 172559.25R000-089.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			Exterior accessibility improvements. Accessibility in connection with classroom addition
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

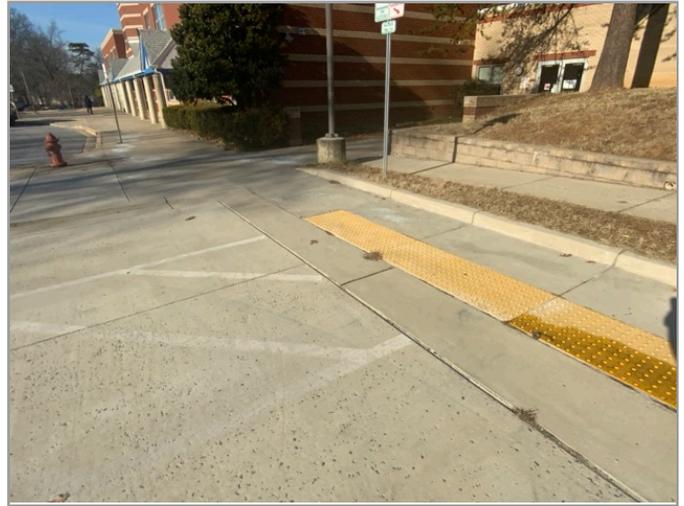
Question		Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Original building	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,137 LF	42	10157274
A1010	Addition	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	615 LF	70	10157271
B1010	Addition	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	22,500 SF	70	10157265
B1010	Original building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	54,621 SF	70	10157260
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete, Clean & Seal, Maintain	1,800 SF	10	10134287
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	19,300 SF	10	10134234
B2010	Building Exterior -Addition	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	19,300 SF	15	10157272
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	1,800 SF	7	10134232
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	5	10134308
B2010	Building Exterior	Fair	Exterior Walls, Vinyl Siding	1,800 SF	3	10134356
B2020	Building Exterior	Fair	Glazing, any type by SF	8,800 SF	3	10134390
B2020	Building Exterior -Addition	Good	Glazing, any type by SF	8,800 SF	25	10157266
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	6	35	10134294
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	3	10134317
Roofing						
B3010	Roof	Good	Roofing, Built-Up	46,000 SF	20	10134316
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	1,200 SF	15	10134296
B3060	Roof	Fair	Roof Skylight, per SF of glazing	50 SF	3	10134371
B3060	Roof	Fair	Roof Hatch, Metal	2	3	10134293
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	1	2	10134254

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	1,100 SF	3	10134376
Interiors						
C1030	Throughout Addition	Good	Interior Door, Wood, Solid-Core Commercial	20	35	10157261
C1030	Throughout Addition	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	11	35	10157269
C1030	Classrooms - Addition	Good	Interior Door, Wood, Solid-Core Commercial	14	35	10157263
C1030	Hallways & Common Areas	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	16	35	10134383
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	20	7	10134312
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	50	7	10134256
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	5	7	10134313
C1070	Classrooms General	Good	Suspended Ceilings, Acoustical Tile (ACT)	27,100 SF	20	10134309
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	35,200 SF	20	10134235
C1090	Restrooms - Addition	Good	Toilet Partitions, Plastic/Laminate	12	15	10157262
C1090	Throughout Building	NA	Signage, Wall-Mounted, Room Identification	77,121 SF	3	10134358
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	16	15	10134275
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	10	10134388
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	9,600 SF	5	10134224
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	181,200 SF	5	10134373
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,700 SF	7	10134214
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	17	10134156
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	14,700 SF	10	10134338
C2030	Library	Good	Flooring, Carpet, Commercial Tile	2,200 SF	9	10134281
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	2,200 SF	5	10134262
C2030	Multi-Purpose Room	Fair	Flooring, Wood, Strip, Refinish	5,100 SF	5	10134298
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	7,300 SF	25	10157268

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,300 SF	2	10134380
C2030	Library	Fair	Flooring, Vinyl Tile (VCT)	5,100 SF	2	10134311
C2030	Restrooms - Addition	Good	Flooring, Ceramic Tile	3,700 SF	35	10157259
C2030	Classrooms General	Good	Flooring, Vinyl Tile (VCT)	22,000 SF	10	10134353
C2050	Library	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	7,300 SF	5	10134322
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,700 SF	5	10134369
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	2	10134215
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	3	10134239
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	3	10134227
Plumbing						
D2010	Custodial closet	Fair	Sink/Lavatory, Service Sink, Floor	4	3	10134242
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	26	3	10134272
D2010	Restrooms - Addition	Good	Toilet, Commercial Water Closet	12	25	10157267
D2010	Mechanical Room	Good	Pump Station, Duplex Mounted	1	20	10134351
D2010	Common Halls	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	5	10134392
D2010	Restrooms - Addition	Good	Sink/Lavatory, Wall-Hung	14	25	10157264
D2010	Sprinkler/ Water Room	Good	Storage Tank, Domestic Water	1	25	10134394
D2010	Sprinkler/ Water Room	Good	Backflow Preventer, Domestic Water	1	25	10134241
D2010	Sprinkler/ Water Room	Good	Pump Station, Duplex Mounted	1	20	10134305
D2010	Restrooms	Fair	Urinal, Standard	6	3	10134348
D2010	Restrooms - Addition	Good	Urinal, Standard	2	25	10157270
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	13	10134292
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	10134341

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	16	3	10134339
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	77,121 SF	7	10134223
D2010	Building Services 220	Good	Water Heater, Gas, High-Efficiency Condensing Style	1	10	10134238
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	2	10134211
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	5	10134244
HVAC						
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	2	10134375
D3020	Mechanical Room	Fair	Unit Heater, Electric	1	2	10134230
D3020	Electrical Room	Fair	Unit Heater, Electric	1	3	10134269
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank	1	9	10134283
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC [HGIRSTEW]	1	2	10134210
D3020	Electrical Room 131	Good	Unit Heater, Electric	1	15	10134252
D3020	Gymnasium	Failed	Baseboard Heater, Electric, 8 LF	4	0	10134251
D3020	Mechanical Room	Fair	Unit Heater, Electric	1	2	10134299
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV) [ACCU-ADD-1]	1	10	10134257
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	10134382
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	10	10134300
D3030	Roof	Fair	Chiller, Air-Cooled	1	15	10134323
D3030	Classrooms General	Good	Unit Ventilator, approx/nominal 3 Ton	18	15	10134261
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	10	10134320
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	10134329
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV) [ACCU-ADD-1]	1	10	10134367
D3050	Roof	Good	Air Handler, Exterior AHU [DOAS-1]	1	15	10134278
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM	1	9	10134310

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	2	10134289
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM [1]	1	9	10134271
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water	1	20	10134389
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	10134360
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	77,121 SF	7	10134279
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	2	10134259
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	15	10134336
D3050	Common Halls	Good	Fan Coil Unit, Hydronic Terminal	6	15	10134365
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON	1	9	10134277
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	10134325
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-ADD-2]	1	11	10134350
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [16]	1	8	10134226
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-13]	1	8	10134332
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	2	10134337
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134286
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134231
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [14]	1	8	10134372
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134384
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-12]	1	8	10134340
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134354
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-11]	1	8	10134237
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134387
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [2]	1	8	10134288
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-ADD-1]	1	11	10134328

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [18]	1	8	10134291
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	10134334
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10]	1	8	10134378
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-17]	1	8	10134315
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-ADD-3]	1	11	10134228
Fire Protection						
D4010	Sprinkler/ Water Room	Fair	Fire Riser, Wet Standpipe, 6 IN	1	7	10134333
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	25	10134355
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	77,121 SF	20	10134330
Electrical						
D5010	Electrical Room 156A	Good	Automatic Transfer Switch, ATS	1	22	10134247
D5010	Building Exterior	Good	Generator, Gas or Gasoline	1	24	10134266
D5010	Electrical Room 156A	Good	Automatic Transfer Switch, ATS [ATS - 1]	1	22	10134366
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	7	10134270
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	7	10134267
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	25	10134276
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	7	10134213
D5020	Electrical Room 131	Good	Distribution Panel, 120/208 V [R1]	1	25	10134290
D5020	Electrical Room near Art Room	Fair	Distribution Panel, 277/480 V [PANEL HPB]	1	3	10134344
D5020	Electrical Room 131	Good	Distribution Panel, 120/208 V	1	25	10134314
D5020	Electrical Room near Art Room	Good	Secondary Transformer, Dry, Stepdown	1	29	10134346
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [LPA 2]	1	25	10134306
D5020	Electrical Room 131	Good	Distribution Panel, 277/480 V	1	25	10134240

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room 156A	Good	Secondary Transformer, Dry, Stepdown [PRI-480-SEC-120/208]	1	27	10134209
D5020	Electrical Room	Good	Distribution Panel, 120/208 V	1	25	10134364
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [PANEL H.P.A.]	1	3	10134342
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	7	10134273
D5020	Electrical Room	Good	Distribution Panel, 120/208 V [LPA 1]	1	25	10134359
D5020	Electrical Room 156A	Poor	Electrical System, any type, Repairs per Man-Day, Repair	1	0	10134361
D5020	Electrical Room 131	Good	Secondary Transformer, Dry, Stepdown	1	25	10134370
D5020	Electrical Room near Art Room	Good	Distribution Panel, 120/208 V [LPB2 -1]	1	25	10134282
D5020	Electrical Room 156A	Good	Secondary Transformer, Dry, Stepdown	1	27	10134260
D5020	Electrical Room near Art Room	Good	Distribution Panel, 120/208 V [LPB2 -2]	1	25	10134368
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	3	10134363
D5030	Electrical Room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	77,121 SF	35	10134304
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	15	15	10134229
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	7	15	10134264
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	77,121 SF	2	10134302
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	77,121 SF	2	10134253
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	77,121 SF	3	10134236
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	77,121 SF	8	10134324
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	3	10134218
D8010	Sprinkler/ Water Room	Good	BAS/HVAC Controls, DDC Control Panel	1	10	10134352
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	77,121 SF	10	10134345
Equipment & Furnishings						

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	10134377
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Walk-In, Freezer	1	1	10134158
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	3	10134136
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	3	10134154
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	10134165
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	5	10134168
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	3	10134133
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	1 LF	3	10134163
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	3	10134160
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	1 LF	3	10134143
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	10134138
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	10134268
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	10134145
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	10134141
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	10134148
E1030	Multi-Purpose Room	Good	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	30	15	10134326
E1040	Classrooms Art	Fair	Laboratory Equipment, Sink, 1-Bowl	2	2	10134263
E1040	Classrooms Art	Fair	Ceramics Equipment, Kiln	1	12	10134212
E1040	Office Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	7	10134357
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	3	10134220
E1070	Cafeteria	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	10	10134249
E2010	Classrooms Music	Fair	Casework, Cabinetry, Standard	20 LF	3	10134248
E2010	Classrooms -Addition	Good	Casework, Cabinetry, Standard	400 LF	15	10157273
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	20 LF	3	10134301

Component Condition Report | Pine Crest Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	3	10134318
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	50 LF	3	10134258
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60 LF	3	10134255
E2010	Library	Fair	Casework, Cabinetry, Standard	20 LF	3	10134391
E2010	Classrooms General	Good	Window Treatments, Operable Blinds, Fire-Resistant	5,000 SF	15	10134274
E2010	Throughout Building	Good	Window Treatments, Operable Blinds, Fire-Resistant	3,000 SF	15	10134284
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	200 LF	3	10134285

Accessibility

Y1020	Parking lot	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	0	10134297
Y1040	Elevator Shafts/Utility	NA	ADA Elevators, Cabs, AV Cab Position & Arrival Indicators (per Cab), Install	1	0	10134347
Y1060	Teacher Breakroom	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10134295
Y1090	Site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	10159512

Component Condition Report | Pine Crest Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	300 SF	17	10134182
B1080	Site	Poor	Stair/Ramp Rails, Metal, Refinish	99,999 LF	1	10134175
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	100 SF	30	10134181
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	47,500 SF	2	10134190
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	47,500 SF	2	10134177
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	4,800 SF	0	10134194

Component Condition Report | Pine Crest Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	1,800 LF	17	10134192
G2030	Site Parking Areas	Poor	Sidewalk, Asphalt	3,000 SF	1	10134186
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	17	10134207
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	15	10134208
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Soccer, Regulation Goal	2	15	10134185
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	2	20	10134199
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,000 SF	20	10134189
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	15	10134193
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	7,000 SF	2	10134178
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	15	10134203
G2050	Site Playground Areas	NA	Playground Surfaces, Rubber, Poured-in-Place	2,100 SF	3	10134196
G2050	Site Playground Areas	Good	Play Structure, Climbing Wall, by vertical surface area	50 SF	10	10134174
Sitework						
G2060	Site General	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	15	10134201
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 6'	100 LF	35	10134205
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	6	3	10134183
G2060	Site General	Good	Fences & Gates, Fence, Metal Tube 4'	200 LF	35	10134197
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	3	10134187
G2060	Site	Good	Park Bench, Metal Powder-Coated	3	15	10134195
G2060	Site	Fair	Flagpole, Metal	1	3	10134173
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 8'	200 LF	35	10134204
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	2,000 SF	35	10134191
G2060	Site General	Good	Retaining Wall, Brick/Stone	1,200 SF	35	10134198
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	15	15	10134180

Component Condition Report | Pine Crest Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Utilities						
G3030	Site	Fair	Retention/Detention Ponds, Grass Lined, Install	20,000 SF	7	10134202
Accessibility						
Y1020	Exterior Ramp	NA	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	1	0	10158838

Appendix F: Replacement Reserves

Replacement Reserves Report



1/29/2026

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
D2010	Sprinkler/ Water Room	10134305	Pump Station, Duplex Mounted, Replace	25	5	20	1	EA	\$26,600.00	\$26,600																				\$26,600	\$26,600	
D2010	Throughout Building	10134223	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	77121	SF	\$5.00	\$385,605								\$385,605													\$26,600	\$385,605
D2010	Custodial closet	10134242	Sink/Lavatory, Service Sink, Floor, Replace	35	32	3	4	EA	\$800.00	\$3,200				\$3,200																		\$3,200
D2010	Restrooms	10134272	Sink/Lavatory, Wall-Hung, Replace	30	27	3	26	EA	\$1,700.00	\$44,200				\$44,200																		\$44,200
D2010	Restrooms	10134348	Urinal, Standard, Replace	30	27	3	6	EA	\$1,100.00	\$6,600				\$6,600																		\$6,600
D2010	Restrooms	10134339	Toilet, Commercial Water Closet, Replace	30	27	3	16	EA	\$1,300.00	\$20,800				\$20,800																		\$20,800
D2010	Common Halls	10134392	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	3	EA	\$1,200.00	\$3,600						\$3,600														\$3,600	\$7,200	
D2010	Hallways & Common Areas	10134341	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	2	EA	\$1,500.00	\$3,000										\$3,000												\$3,000
D2060	Mechanical Room	10134211	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	\$15,900.00	\$15,900			\$15,900																			\$15,900
D2060	Mechanical Room	10134244	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																\$5,600
D3020	Mechanical Room	10134375	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	\$50,800.00	\$50,800			\$50,800																			\$50,800
D3020	Mechanical Room	10134210	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	\$50,800.00	\$50,800			\$50,800																			\$50,800
D3020	Gymnasium	10134251	Baseboard Heater, Electric, 8 LF, Replace	25	25	0	4	EA	\$300.00	\$1,200	\$1,200																					\$1,200
D3020	Mechanical Room	10134230	Unit Heater, Electric, Replace	20	18	2	1	EA	\$3,600.00	\$3,600			\$3,600																			\$3,600
D3020	Mechanical Room	10134299	Unit Heater, Electric, Replace	20	18	2	1	EA	\$3,600.00	\$3,600			\$3,600																			\$3,600
D3020	Electrical Room	10134269	Unit Heater, Electric, Replace	20	17	3	1	EA	\$2,200.00	\$2,200				\$2,200																		\$2,200
D3020	Electrical Room 131	10134252	Unit Heater, Electric, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																\$1,800						\$1,800
D3020	Mechanical Room	10134283	Boiler Supplemental Components, Expansion Tank, Replace	40	31	9	1	EA	\$2,700.00	\$2,700									\$2,700													\$2,700
D3030	Roof	10134323	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$120,000.00	\$120,000																\$120,000						\$120,000
D3030	Roof	10134329	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400															\$3,400				\$6,800
D3030	Roof	10134382	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	\$4,800.00	\$4,800									\$4,800													\$4,800
D3030	Roof	10134257	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000											\$44,000
D3030	Roof	10134300	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000											\$44,000
D3030	Roof	10134320	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000											\$44,000
D3030	Roof	10134367	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$44,000.00	\$44,000											\$44,000											\$44,000
D3030	Classrooms General	10134261	Unit Ventilator, approx/nominal 3 Ton, Replace	20	5	15	18	EA	\$9,000.00	\$162,000																\$162,000						\$162,000
D3050	Mechanical Room	10134259	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	\$6,800.00	\$6,800			\$6,800																			\$6,800
D3050	Throughout Building	10134279	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	33	7	77121	SF	\$8.00	\$616,968								\$616,968														\$616,968
D3050	Mechanical Room	10134389	Pump, Distribution, HVAC Heating Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																			\$6,800			\$6,800
D3050	Roof	10134289	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$15,000.00	\$15,000			\$15,000																			\$15,000
D3050	Roof	10134360	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$9,000.00	\$9,000			\$9,000																			\$9,000
D3050	Roof	10134310	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000
D3050	Roof	10134271	Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace	20	11	9	1	EA	\$35,000.00	\$35,000										\$35,000												\$35,000
D3050	Roof	10134277	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	11	9	1	EA	\$15,000.00	\$15,000										\$15,000												\$15,000
D3050	Roof	10134278	Air Handler, Exterior AHU, Replace	20	5	15	1	EA	\$58,800.00	\$58,800																\$58,800						\$58,800
D3050	Roof	10134336	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$40,000.00	\$40,000																\$40,000						\$40,000
D3050	Common Halls	10134365	Fan Coil Unit, Hydronic Terminal, Replace	20	5	15	6	EA	\$1,670.00	\$10,020																\$10,020						\$10,020
D3050	Roof	10134325	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	\$20,000.00	\$20,000																	\$20,000					\$20,000
D3060	Roof	10134337	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	18	2	1	EA	\$1,400.00	\$1,400			\$1,400																			\$1,400
D3060	Roof	10134226	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400
D3060	Roof	10134332	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400
D3060	Roof	10134286	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400
D3060	Roof	10134231	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400
D3060	Roof	10134372	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400
D3060	Roof	10134384	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400
D3060	Roof	10134340	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400
D3060	Roof	10134354	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400
D3060	Roof	10134237	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	12	8	1	EA	\$2,400.00	\$2,400									\$2,400													\$2,400
D3060	Roof	10134387	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400																						

Replacement Reserves Report



1/29/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	10134378	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10134315	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10134350	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	10134328	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	10134228	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	9	11	1	EA	\$1,200.00	\$1,200											\$1,200										\$1,200	
D4010	Sprinkler/ Water Room	10134333	Fire Riser, Wet Standpipe, 6 IN, Replace	40	33	7	1	EA	\$17,000.00	\$17,000								\$17,000													\$17,000	
D4010	Throughout Building	10134330	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	77121	SF	\$1.07	\$82,519																		\$82,519		\$82,519		
D5020	Electrical Room	10134270	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000								\$75,000													\$75,000	
D5020	Electrical Room	10134267	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000								\$75,000													\$75,000	
D5020	Electrical Room	10134213	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000								\$75,000													\$75,000	
D5020	Electrical Room	10134273	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000								\$75,000													\$75,000	
D5020	Electrical Room 156A	10134361	Electrical System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,200.00	\$1,200	\$1,200																				\$1,200	
D5020	Electrical Room near Art Room	10134344	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$5,300.00	\$5,300				\$5,300																	\$5,300	
D5020	Electrical Room	10134342	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																	\$6,000	
D5020	Electrical Room	10134363	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	\$6,000.00	\$6,000				\$6,000																	\$6,000	
D5040	Throughout Building	10134302	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	18	2	77121	SF	\$5.00	\$385,605			\$385,605																		\$385,605	
D5040	Gymnasium	10134229	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	5	15	15	EA	\$1,700.00	\$25,500																\$25,500					\$25,500	
D5040	Building Exterior	10134264	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	7	EA	\$800.00	\$5,600																\$5,600					\$5,600	
D6060	Throughout Building	10134253	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	77121	SF	\$1.65	\$127,250			\$127,250																		\$127,250	
D7030	Throughout Building	10134236	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	77121	SF	\$2.00	\$154,242				\$154,242														\$154,242			\$308,484	
D7050	Electrical Room	10134218	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$15,000.00	\$15,000				\$15,000													\$15,000				\$30,000	
D7050	Throughout Building	10134324	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	77121	SF	\$3.00	\$231,363								\$231,363													\$231,363	
D8010	Sprinkler/ Water Room	10134352	BAS/HVAC Controls, DDC Control Panel, Replace	15	5	10	1	EA	\$4,980.00	\$4,980											\$4,980										\$4,980	
D8010	Throughout Building	10134345	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	77121	SF	\$2.50	\$192,803										\$192,803											\$192,803	
E1030	Commercial Kitchen	10134158	Foodservice Equipment, Walk-In, Freezer, Replace	20	19	1	1	EA	\$25,000.00	\$25,000		\$25,000																			\$25,000	
E1030	Roof	10134377	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300														\$6,300				\$12,600	
E1030	Commercial Kitchen	10134138	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	13	2	1	EA	\$4,700.00	\$4,700			\$4,700														\$4,700				\$9,400	
E1030	Roof	10134268	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300														\$6,300				\$12,600	
E1030	Commercial Kitchen	10134136	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	1	LF	\$1,000.00	\$1,000				\$1,000																	\$1,000	
E1030	Commercial Kitchen	10134154	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																	\$2,500	
E1030	Commercial Kitchen	10134165	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																	\$15,000	
E1030	Commercial Kitchen	10134133	Foodservice Equipment, Sink, 1-Bowl, Replace	30	27	3	1	EA	\$1,600.00	\$1,600				\$1,600																		\$1,600
E1030	Commercial Kitchen	10134163	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	17	3	1	LF	\$300.00	\$300				\$300																		\$300
E1030	Commercial Kitchen	10134160	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	1	LF	\$1,000.00	\$1,000				\$1,000																		\$1,000
E1030	Commercial Kitchen	10134143	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	17	3	1	LF	\$1,500.00	\$1,500				\$1,500																		\$1,500
E1030	Commercial Kitchen	10134148	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600													\$4,600				\$9,200	
E1030	Commercial Kitchen	10134168	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600					\$5,600											\$5,600					\$11,200	
E1030	Commercial Kitchen	10134141	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600					\$5,600											\$5,600					\$11,200	
E1030	Commercial Kitchen	10134145	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	\$4,700.00	\$4,700										\$4,700											\$4,700	
E1030	Multi-Purpose Room	10134326	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	5	15	30	EA	\$7,000.00	\$210,000																\$210,000					\$210,000	
E1040	Classrooms Art	10134263	Laboratory Equipment, Sink, 1-Bowl, Replace	30	28	2	2	EA	\$1,725.00	\$3,450			\$3,450																		\$3,450	
E1040	Classrooms Art	10134212	Ceramics Equipment, Kiln, Replace	20	8	12	1	EA	\$3,200.00	\$3,200											\$3,200										\$3,200	
E1040	Office Areas	10134357	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	1	EA	\$1,500.00	\$1,500							\$1,500									\$1,500					\$3,000	
E1070	Cafeteria	10134249	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	500	SF	\$13.00	\$6,500										\$6,500											\$6,500	
E1070	Gymnasium	10134220	Basketball Backboard, Wall-Mounted, Fixed	30	27	3	6	EA	\$3,580.00	\$21,480				\$21,480																	\$21,480	
E2010	Classrooms General	10134274	Window Treatments, Operable Blinds, Fire-Resistant	20	5	15	5000	SF	\$5.42	\$27,100																\$27,100					\$27,100	
E2010	Throughout Building	10134284	Window Treatments, Operable Blinds, Fire-Resistant	20	5	15	3000	SF	\$5.42	\$16,260																\$16,260					\$16,260	
E2010	Classrooms Music	10134248	Casework, Cabinetry, Standard, Replace	20	17	3	20	LF	\$300.00	\$6,000				\$6,000																	\$6,000	
E2010	Classrooms Art	10134301	Casework, Cabinetry, Standard, Replace	20	17	3	20	LF	\$300.00	\$6,000				\$6,000																	\$6,000	
E2010	Library	10134318	Library Shelving, Single-Faced, up to 90" Height, Replace																													

Replacement Reserves Report



1/29/2026

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
E2010	Library	10134391	Casework, Cabinetry, Standard, Replace	20	17	3	20	LF	\$300.00	\$6,000				\$6,000																	\$6,000	
E2010	Classrooms General	10134285	Casework, Cabinetry, Standard, Replace	20	17	3	200	LF	\$300.00	\$60,000				\$60,000																	\$60,000	
E2010	Classrooms -Addition	10157273	Casework, Cabinetry, Standard, Replace	20	5	15	400	LF	\$300.00	\$120,000															\$120,000						\$120,000	
Y1020	Parking lot	10134297	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	0	0	1	EA	\$200.00	\$200	\$200																				\$200	
Y1040	Elevator Shafts/Utility	10134347	ADA Elevators, Cabs, AV Cab Position & Arrival Indicators (per Cab), Install	0	0	0	1	EA	\$1,000.00	\$1,000	\$1,000																				\$1,000	
Y1060	Teacher Breakroom	10134295	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																				\$15,000	
Y1090	Site	10159512	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500	
Totals, Unescalated											\$26,100	\$25,000	\$817,205	\$1,002,234	\$0	\$376,400	\$0	\$1,452,273	\$258,363	\$106,800	\$637,233	\$3,600	\$39,700	\$16,600	\$0	\$1,225,738	\$20,000	\$99,700	\$182,842	\$14,300	\$1,000,969	\$7,305,057
Totals, Escalated (3.0% inflation, compounded annually)											\$26,100	\$25,750	\$866,972	\$1,095,168	\$0	\$436,351	\$0	\$1,786,113	\$327,287	\$139,350	\$856,387	\$4,983	\$56,603	\$24,378	\$0	\$1,909,660	\$32,094	\$164,789	\$311,276	\$25,075	\$1,807,862	\$9,896,198

Pine Crest 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
B1080	Site	10134182	Stairs, Concrete, Exterior, Replace	50	33	17	300	SF	\$55.00	\$16,500																					\$16,500	
B1080	Site	10134175	Stair/Ramp Rails, Metal, Refinish	10	9	1	99999	LF	\$1.50	\$149,999		\$149,999									\$149,999											\$299,997
G2020	Site Parking Areas	10134194	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	4800	SF	\$5.50	\$26,400	\$26,400																					\$26,400
G2020	Site Parking Areas	10134190	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	47500	SF	\$3.50	\$166,250			\$166,250																			\$166,250
G2020	Site Parking Areas	10134177	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	47500	SF	\$0.45	\$21,375			\$21,375				\$21,375					\$21,375										\$85,500
G2020	Site Parking Areas	10134192	Parking Lots, Curb & Gutter, Concrete, Replace	50	33	17	1800	LF	\$30.00	\$54,000																						\$54,000
G2030	Site Parking Areas	10134186	Sidewalk, Asphalt, Replace	25	24	1	3000	SF	\$5.50	\$16,500		\$16,500																				\$16,500
G2030	Site Parking Areas	10134207	Sidewalk, Concrete, Large Areas, Replace	50	33	17	10000	SF	\$9.00	\$90,000																						\$90,000
G2050	Site Sports Fields & Courts	10134178	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	7000	SF	\$0.45	\$3,150			\$3,150				\$3,150					\$3,150										\$12,600
G2050	Site Sports Fields & Courts	10134185	Sports Apparatus, Soccer, Regulation Goal, Replace	20	5	15	2	EA	\$2,500.00	\$5,000																\$5,000						\$5,000
G2050	Site Sports Fields & Courts	10134193	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	5	15	1	EA	\$5,000.00	\$5,000																\$5,000						\$5,000
G2050	Site Sports Fields & Courts	10134199	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	5	20	2	EA	\$4,750.00	\$9,500																			\$9,500			\$9,500
G2050	Site Sports Fields & Courts	10134189	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	5	20	7000	SF	\$3.50	\$24,500																			\$24,500			\$24,500
G2050	Site Playground Areas	10134196	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	2100	SF	\$26.00	\$54,600			\$54,600																			\$54,600
G2050	Site Playground Areas	10134174	Play Structure, Climbing Wall, by vertical surface area, Replace	15	5	10	50	SF	\$40.00	\$2,000											\$2,000											\$2,000
G2050	Site Playground Areas	10134208	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
G2050	Site Playground Areas	10134203	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	\$10,000.00	\$10,000																\$10,000						\$10,000
G2060	Site	10134183	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	6	EA	\$600.00	\$3,600				\$3,600																		\$3,600
G2060	Site	10134195	Park Bench, Metal Powder-Coated, Replace	20	5	15	3	EA	\$700.00	\$2,100																\$2,100						\$2,100
G2060	Site General	10134187	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
G2060	Site	10134173	Flagpole, Metal, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
G2060	Site General	10134201	Signage, Property, Building or Pole-Mounted, Replace/Install	20	5	15	1	EA	\$1,500.00	\$1,500																\$1,500						\$1,500
G3030	Site	10134202	Retention/Detention Ponds, Grass Lined, Install	40	33	7	20000	SF	\$4.00	\$80,000							\$80,000															\$80,000
G4050	Site Parking Areas	10134180	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	5	15	15	EA	\$4,000.00	\$60,000																\$60,000						\$60,000
Y1020	Exterior Ramp	10158838	ADA Paths of Travel, Ramp/Stair Handrails, Extensions, Install	0	0	0	1	EA	\$400.00	\$400	\$400																					\$400
Totals, Unescalated											\$26,800	\$166,499	\$190,775	\$63,700	\$0	\$0	\$0	\$104,525	\$0	\$0	\$2,000	\$149,999	\$24,525	\$0	\$0	\$103,600	\$0	\$185,025	\$0	\$0	\$34,000	\$1,051,447
Totals, Escalated (3.0% inflation, compounded annually)											\$26,800	\$171,493	\$202,393	\$69,607	\$0	\$0	\$0	\$128,553	\$0	\$0	\$2,688	\$207,633	\$34,967	\$0	\$0	\$161,405	\$0	\$305,818	\$0	\$0	\$61,408	\$1,372,765

* 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	10134227	D1010	Elevator Controls	Automatic, 1 Car		Pine Crest Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	E-C7143	No dataplate	1992		
2	10134215	D1010	Passenger Elevator	Hydraulic, 2 Floors	3500 LB	Pine Crest Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	EP - 60-154	E-07143	1992		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10134394	D2010	Storage Tank	Domestic Water	132 GAL	Pine Crest Elementary School / Main Building	Sprinkler/ Water Room	Elbi	No dataplate	No dataplate	2020		
2	10134351	D2010	Pump Station	Duplex Mounted	5 HP	Pine Crest Elementary School / Main Building	Mechanical Room	Bell & Gossett	PL-30B	1BL013LF	2020		
3	10134305	D2010	Pump Station	Duplex Mounted	10 HP	Pine Crest Elementary School / Main Building	Sprinkler/ Water Room	TIGERFLOW	H00008 7423	VM 8-4000. - VE D	2020		
4	10134292	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Pine Crest Elementary School / Main Building	Mechanical Room	State Industries, Inc.	SBD-100-250NEA 118	1834111663299	2018		
5	10134238	D2010	Water Heater	Gas, High-Efficiency Condensing Style	100 GAL	Pine Crest Elementary School / Main Building	Building Services 220	Conquest	20 L 100A-GCL	F013946	2020		
6	10134241	D2010	Backflow Preventer	Domestic Water	6 IN	Pine Crest Elementary School / Main Building	Sprinkler/ Water Room	Viking	No dataplate	UF-2226	2020		
7	10134211	D2060	Air Compressor	Tank-Style	10 HP	Pine Crest Elementary School / Main Building	Mechanical Room	Challenger	6DF4ED	EA9171585	1992		
8	10134244	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Pine Crest Elementary School / Main Building	Mechanical Room	Hankison	HPR5-10	H510A1151210101	2010		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10134375	D3020	Boiler	Gas, HVAC	1950 MBH	Pine Crest Elementary School / Main Building	Mechanical Room	Kewaunee	M-95-KG	97564	1992		
2	10134210	D3020	Boiler [HGIRSTEW]	Gas, HVAC	1950 MBH	Pine Crest Elementary School / Main Building	Mechanical Room	Kewaunee	M-95-KG	97542	1962		
3	10134251	D3020	Baseboard Heater	Electric, 8 LF	1000 KW	Pine Crest Elementary School / Main Building	Gymnasium				1992		4
4	10134230	D3020	Unit Heater	Electric	20 KW	Pine Crest Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	1992		
5	10134269	D3020	Unit Heater	Electric	10 kW	Pine Crest Elementary School / Main Building	Electrical Room	QMARK	No dataplate	No dataplate	1992		
6	10134252	D3020	Unit Heater	Electric	5 kW	Pine Crest Elementary School / Main Building	Electrical Room 131	Marley Engineered Products	MUH0571	4104-0275-043	2020		
7	10134299	D3020	Unit Heater	Electric	15 KW	Pine Crest Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	1992		
8	10134283	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Pine Crest Elementary School / Main Building	Mechanical Room	Amtrol	AX 60V	94-2481	1994		
9	10134323	D3030	Chiller	Air-Cooled	90 TON	Pine Crest Elementary School / Main Building	Roof	Daikin Industries	AGZO90EPMNN-ERCO	STNU150900109	2015		
10	10134300	D3030	Heat Pump	Var Refrig Vol (VRV)	10 TON	Pine Crest Elementary School / Main Building	Roof	Mitsubishi Electric	TURYP1204AN40AN	98W000767GFHC3	2020		
11	10134320	D3030	Heat Pump	Var Refrig Vol (VRV)	10 TON	Pine Crest Elementary School / Main Building	Roof	Mitsubishi Electric	TURYP0964AN40AN	91W002007GEHB3	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10134257	D3030	Heat Pump [ACCU-ADD-1]	Var Refrig Vol (VRV)	10 TON	Pine Crest Elementary School / Main Building	Roof	Mitsubishi Electric	TURYP1204AN40AN SH	98W000697GFHC3	2020		
13	10134367	D3030	Heat Pump [ACCU-ADD-1]	Var Refrig Vol (VRV)	8 TON	Pine Crest Elementary School / Main Building	Roof	Mitsubishi Electric	TURYP0964AN40AN	9ZW001257GFHB3	2020		
14	10134329	D3030	Split System	Condensing Unit/Heat Pump	1.5 TON	Pine Crest Elementary School / Main Building	Roof	Weather King	13AJA18A01	7652W410903441	2009		
15	10134382	D3030	Split System Ductless	Single Zone	1.5 TON	Pine Crest Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NKA7	9XU15119A	2019		
16	10134261	D3030	Unit Ventilator	approx/nominal 3 Ton	1200 CFM	Pine Crest Elementary School / Main Building	Classrooms General				2020		18
17	10134389	D3050	Pump	Distribution, HVAC Heating Water	10 HP	Pine Crest Elementary School / Main Building	Mechanical Room	Marathon Electric	YVA215TTDR7026HT	H126	2020		
18	10134259	D3050	Pump	Distribution, HVAC Heating Water	10 HP	Pine Crest Elementary School / Main Building	Mechanical Room	Marathon Electric	YVA215TTDR7026HT	H126	1992		
19	10134278	D3050	Air Handler [DOAS-1]	Exterior AHU	8800 CFM	Pine Crest Elementary School / Main Building	Roof	INNOVENT	Illegible	Illegible	2020		
20	10134365	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Pine Crest Elementary School / Main Building	Common Halls				2020		6
21	10134310	D3050	Make-Up Air Unit	MUA or MAU, 2000 to 6000 CFM	5500 CFM	Pine Crest Elementary School / Main Building	Roof	Trane	GRAA20G	F 14A00500	2014		
22	10134271	D3050	Make-Up Air Unit [1]	MUA or MAU, 2000 to 6000 CFM	5500 CFM	Pine Crest Elementary School / Main Building	Roof	Trane	GRAA20G	F14A00501	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10134360	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	4 TON	Pine Crest Elementary School / Main Building	Roof	Trane	Illegible	Illegible	1992		
24	10134325	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	10 TON	Pine Crest Elementary School / Main Building	Roof	Trane	THC120F4ROA26DEB0000000000000E0000000000	213512889L	2021		
25	10134277	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Pine Crest Elementary School / Main Building	Roof	Trane	TCH075C400AA	G151422000	2014		
26	10134336	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	20 TON	Pine Crest Elementary School / Main Building	Roof	Trane	OADG020F3-DAB10AH00-G3AEC3AE3-41D000030-A01C00A00-AA1B0000A-000000000	0A296059-1-1	2020		
27	10134289	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	6 TON	Pine Crest Elementary School / Main Building	Roof	Trane	Illegible	Illegible	1992		
28	10134337	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	Illegible	Illegible	1992		
29	10134286	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-1200	G13-00000009419	2013		
30	10134231	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	AGC-1200	G13-000000017	2013		
31	10134384	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-120D	G13-000000094161	2013		
32	10134354	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-1200	G134000000094	2013		
33	10134387	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX 120D	G13-00000009415	2013		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10134334	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX 120D	G13-000000094162	2013		
35	10134372	D3060	Exhaust Fan [14]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-140D	G13-000000094885	2013		
36	10134226	D3060	Exhaust Fan [16]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	Illegible	Illegible	2013		
37	10134291	D3060	Exhaust Fan [18]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM		Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-120D	C13-000000094164	2013		
38	10134288	D3060	Exhaust Fan [2]	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	Illegible	Illegible	2013		
39	10134378	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-140D	G13-000000094327	2013		
40	10134237	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-180D	G13-000000094124	2013		
41	10134340	D3060	Exhaust Fan [EF-12]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-140D		2013		
42	10134332	D3060	Exhaust Fan [EF-13]	Roof or Wall-Mounted, 16" Damper	1100 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX-180D	G13-003000094125	2013		
43	10134315	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 12" Damper	650 CFM	Pine Crest Elementary School / Main Building	Roof	Aerovent	ACX 120D	G13-000000094165	2013		
44	10134328	D3060	Exhaust Fan [EF-ADD-1]	Roof or Wall-Mounted, 10" Damper	300 CFM	Pine Crest Elementary School / Main Building	Roof	Greenheck	G- 070-D-X	16009360	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10134350	D3060	Exhaust Fan [EF-ADD-2]	Roof or Wall-Mounted, 10" Damper	300 CFM	Pine Crest Elementary School / Main Building	Roof	Greenheck	B-072-D-X	16009352	2016		
46	10134228	D3060	Exhaust Fan [EF-ADD-3]	Roof or Wall-Mounted, 10" Damper	300 CFM	Pine Crest Elementary School / Main Building	Roof	Greenheck	G- 070-D-X	16009351 19J	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10134355	D4010	Backflow Preventer	Fire Suppression	6 IN	Pine Crest Elementary School / Main Building	Mechanical Room	Watts Regulator	Illegible	246707	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10134266	D5010	Generator	Gas or Gasoline	125 KW	Pine Crest Elementary School / Main Building	Building Exterior	Kohler	KG 125	33MVGMMH10005	2024		
2	10134247	D5010	Automatic Transfer Switch	ATS	200 AMP	Pine Crest Elementary School / Main Building	Electrical Room 156A	ASCO	J3ADTSB30150NGXC	2646206 - 001RE	2022		
3	10134366	D5010	Automatic Transfer Switch [ATS - 1]	ATS	150 AMP	Pine Crest Elementary School / Main Building	Electrical Room 156A	ASCO	J3ADTSB30150NQXC	2846206002RE	2022		
4	10134276	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Pine Crest Elementary School / Main Building	Electrical Room	Powersmiths	Esaver-80R-112.5-480-208-T115	223-004937-100-A01	2020		
5	10134346	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Pine Crest Elementary School / Main Building	Electrical Room near Art Room	Powersmiths	Esaver-80R-112.5-480-208-T115	223-004937-100-A01	2024		
6	10134370	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Pine Crest Elementary School / Main Building	Electrical Room 131	General Electric	9T10C1005G61	1M000353Z	2020		
7	10134260	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Pine Crest Elementary School / Main Building	Electrical Room 156A	Square D	EXN45T3HFCU	1011524056	2022		
8	10134209	D5020	Secondary Transformer [PRI-480-SEC-120/208]	Dry, Stepdown	15 KVA	Pine Crest Elementary School / Main Building	Electrical Room 156A	Square D	EXN15T3HFCU	1122123061	2022		
9	10134270	D5020	Switchboard	277/480 V	1200 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AV 2	597D4610	1992		
10	10134267	D5020	Switchboard	277/480 V	1200 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AV2	5970461D	1992		
11	10134213	D5020	Switchboard	277/480 V	1200 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AV2	59704610	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10134273	D5020	Switchboard	277/480 V	1600 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AV2	59704610	1992		
13	10134314	D5020	Distribution Panel	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room 131	General Electric	AQF3424JBX XQ187	426001925701	2020		
14	10134364	D5020	Distribution Panel	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room	Cutler-Hammer	No dataplate	No dataplate	2020		
15	10134363	D5020	Distribution Panel	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	CCB	30614	1992		
16	10134240	D5020	Distribution Panel	277/480 V	800 AMP	Pine Crest Elementary School / Main Building	Electrical Room 131	General Electric	01160750311A	151706828	2020		
17	10134359	D5020	Distribution Panel [LPA 1]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AQF3424MTX AXB43	143-9015488	2020		
18	10134306	D5020	Distribution Panel [LPA 2]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	AQF3424CBX AXT1B4	168-5815488	2020		
19	10134282	D5020	Distribution Panel [LPB2 -1]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room near Art Room	General Electric	ADF3424MTX AXB4P3	163-3015488	2020		
20	10134368	D5020	Distribution Panel [LPB2 -2]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room near Art Room	General Electric	3424064 AXT1B4	162-S015488	2020		
21	10134342	D5020	Distribution Panel [PANEL H.P.A.]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room	General Electric	CCB	30614	1992		
22	10134344	D5020	Distribution Panel [PANEL HPB]	277/480 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room near Art Room	General Electric	CCB	30614	1992		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10134290	D5020	Distribution Panel [R1]	120/208 V	400 AMP	Pine Crest Elementary School / Main Building	Electrical Room 131	General Electric	AQF3424MTX AXB7P8	426001925716	2020		
24	10134229	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Pine Crest Elementary School / Main Building	Gymnasium				2020		15

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10134218	D7050	Fire Alarm Panel	Fully Addressable		Pine Crest Elementary School / Main Building	Electrical Room				2013		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	10134352	D8010	BAS/HVAC Controls	DDC Control Panel		Pine Crest Elementary School / Main Building	Sprinkler/ Water Room				2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10134154	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Pine Crest Elementary School / Main Building	Commercial Kitchen				1992		
2	10134168	E1030	Foodservice Equipment	Convection Oven, Single		Pine Crest Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2020		
3	10134141	E1030	Foodservice Equipment	Convection Oven, Single		Pine Crest Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2020		
4	10134138	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Pine Crest Elementary School / Main Building	Commercial Kitchen	Colorpoint	KCPI-5	G92C1308	1992		
5	10134145	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Pine Crest Elementary School / Main Building	Commercial Kitchen	No tag/plate found	No dataplate	No dataplate	2020		
6	10134148	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Pine Crest Elementary School / Main Building	Commercial Kitchen	Beverage-Air	STF49-1-W	Inaccessible	1992		
7	10134133	E1030	Foodservice Equipment	Sink, 1-Bowl		Pine Crest Elementary School / Main Building	Commercial Kitchen				1992		
8	10134377	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Pine Crest Elementary School / Main Building	Roof	Bally Engineered Structures	Illegible	Illegible	1992		
9	10134268	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Pine Crest Elementary School / Main Building	Roof	Bally Engineered Structures	Illegible	Illegible	1992		
10	10134158	E1030	Foodservice Equipment	Walk-In, Freezer		Pine Crest Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	34X75	DX114421-01	1992		
11	10134165	E1030	Foodservice Equipment	Walk-In, Refrigerator		Pine Crest Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	DX114421-02	34X75.5-3	2002		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10134212	E1040	Ceramics Equipment	Kiln		Pine Crest Elementary School / Main Building	Classrooms Art	Paragon Electric	SNF823	291742	2017		
13	10134357	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Pine Crest Elementary School / Main Building	Office Areas				2022		