

FACILITY CONDITION ASSESSMENT



prepared for

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



Piney Branch Elementary School
7510 Maple Avenue
Takoma Park, MD 20912

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

August 18, 2025

ON SITE DATE:

April 30, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	One
Main Address	7510 Maple Avenue, Takoma Park, MD 20912
Site Developed	1973
Outside Occupants / Leased Spaces	The swimming pool is occupied by outside parties
Date(s) of Visit	April 30, 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)	Same as above
Assessment & Report Prepared By	Kevin Johnson
Reviewed By	Alex Israel, <i>Technical Report Reviewer for</i> , 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

Piney Branch Elementary School was originally constructed in 1973. Since construction, the property has operated as a school including classrooms, office spaces and gymnasium. A swimming pool is present that is operated by the county. The property has not been significantly renovated since construction.

Architectural

Evidence of minor settlement is visible near the south and west sides of the property. The exterior brick walls are in fair condition. There are signs of water intrusion through the ceiling in the gym. Water intrusion was observed through the wall at the lower level. Water stains were observed on the first-floor ceiling tile. Isolated holes and peeling paint were observed in other ceilings. Interior walls are structurally sound with no signs of deterioration.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioning is provided by a central system consisting of two standard boilers, one high efficiency boiler, a water-cooled chiller, and a cooling tower. Heated and chilled water are distributed by pumps to air handlers in the penthouse and boiler room. It was noticed that there were several signs throughout the building warning of asbestos at certain sections of HVAC piping. Ventilation is provided by roof-mounted exhaust fans that are generally beyond their estimated useful lives and should be considered for upgrades. Supplemental conditioning is provided to isolated areas by ductless and conventional split systems.

Domestic hot water is provided by commercial gas-fired water heaters. Fixtures appear to be in fair condition. Distribution piping is aging with some areas of leaks that require immediate repairs.

The electrical system consists of a main switchboard feeding step-down transformers and distribution panels. The system includes a generator located within the building. Most of the electrical and components are approaching their useful life age. The lighting system consists of linear fluorescent and LED fixtures.

The fire alarm system and fire panel are in fair condition. The commercial kitchen equipment is generally in functional condition. The limited access control and security equipment was observed to function well.

Site

The site includes asphalt parking surfaces with concrete curbs, pedestrian pavement, and steps. The landscaping consists of lawn areas and minimal trees and shrubs. Exterior lights provide adequate light for the location.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

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 0.715486.

Immediate Needs

Facility/Building	Total Items	Total Cost
Piney Branch Elementary School / Piney Branch Elementary School	4	\$48,100
Piney Branch Elementary School / Site	1	\$20,000
Total	5	\$68,100

Piney Branch Elementary School

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
9321165	Piney Branch Elementary School / Piney Branch Elementary School	Basement	B1010	Structural Flooring/ Decking, Concrete, Repair	Failed	Performance/ Integrity	\$30,000
9302269	Piney Branch Elementary School / Piney Branch Elementary School	Pool hallway	C2050	Ceiling Finishes, Gypsum Board/ Plaster, Repair	Poor	Performance/ Integrity	\$16,000
9321210	Piney Branch Elementary School / Piney Branch Elementary School	Pool Indoor Area	D2010	Shower, Valve & Showerhead, Replace	Failed	Performance/ Integrity	\$800
9302227	Piney Branch Elementary School / Piney Branch Elementary School	9	D2010	Plumbing System, any type, Repairs per Man-Day, Repair	Poor	Performance/ Integrity	\$1,300
Total (4 items)							\$48,100

Site

<u>ID</u>	<u>Location</u>	<u>Location Description</u>	<u>UF Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9302171	Piney Branch Elementary School / Site	Back stairs	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/ Integrity	\$20,000
Total (1 items)							\$20,000

Key Findings



Structural Flooring/Decking in Failed Condition.

Concrete
Piney Branch Elementary School Piney Branch
Elementary School Basement

Uniformat Code: B1010
Recommendation: **Repair in 2025**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

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Leaking water from lower wall - AssetCALC ID: 9321165



Roofing in Poor Condition.

Single-Ply Membrane, EPDM
Piney Branch Elementary School Piney Branch
Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$78,100

\$\$\$\$

Roof leaks in several places - AssetCALC ID: 9321173



Roofing in Poor Condition.

Single-Ply Membrane, TPO/PVC
Piney Branch Elementary School Piney Branch
Elementary School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$119,000

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Roof leaks evident inside gym - AssetCALC ID: 9321166



Window in Poor Condition.

Aluminum Double-Glazed, 28-40 SF
Piney Branch Elementary School Piney Branch
Elementary School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2027**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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Hazed/discolored windows - AssetCALC ID: 9321200



Sidewalk in Poor Condition.

Any pavement type, Sectional Repairs (per Man-Day)
Site Piney Branch Elementary School Back stairs

Uniformat Code: G2030
Recommendation: **Repair in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

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The steps have eroded leaving a dip towards the front of the stair. - AssetCALC ID: 9302171



Plumbing System in Poor Condition.

Any type, Repairs per Man-Day
Piney Branch Elementary School Piney Branch Elementary School 9

Uniformat Code: D2010
Recommendation: **Repair in 2025**

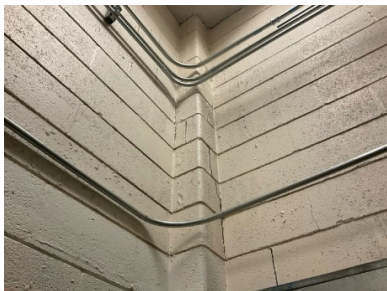
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

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Leaking. - AssetCALC ID: 9302227



Interior Wall in Poor Condition.

Concrete Block (CMU)
Piney Branch Elementary School Piney Branch Elementary School Penthouse

Uniformat Code: C1010
Recommendation: **Replace in 2026**

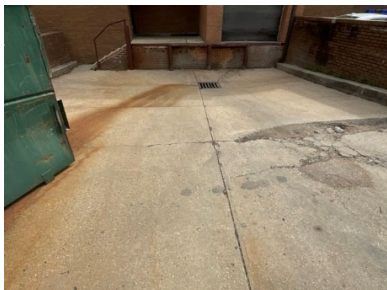
Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,000

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Peeling paint - AssetCALC ID: 9321162



Parking Lots in Poor Condition.

Pavement, Concrete
Site Piney Branch Elementary School Site Parking Areas

Uniformat Code: G2020
Recommendation: **Replace in 2027**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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Severe cracking - AssetCALC ID: 9302165



Parking Lots in Poor Condition.

Pavement, Asphalt
Site Piney Branch Elementary School Site
Parking Areas

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2027**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,600

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Sealing is needed - AssetCALC ID: 9302161



Parking Lots in Poor Condition.

Pavement, Asphalt
Site Piney Branch Elementary School Site
Parking Areas

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2027**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$74,900

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Cracking throughout - AssetCALC ID: 9302169



Shower in Failed Condition.

Valve & Showerhead
Piney Branch Elementary School Piney Branch
Elementary School Pool Indoor Area

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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Leaking shower valve - AssetCALC ID: 9321210



Shower in Failed Condition.

Valve & Showerhead
Piney Branch Elementary School Piney Branch
Elementary School Locker rooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,200

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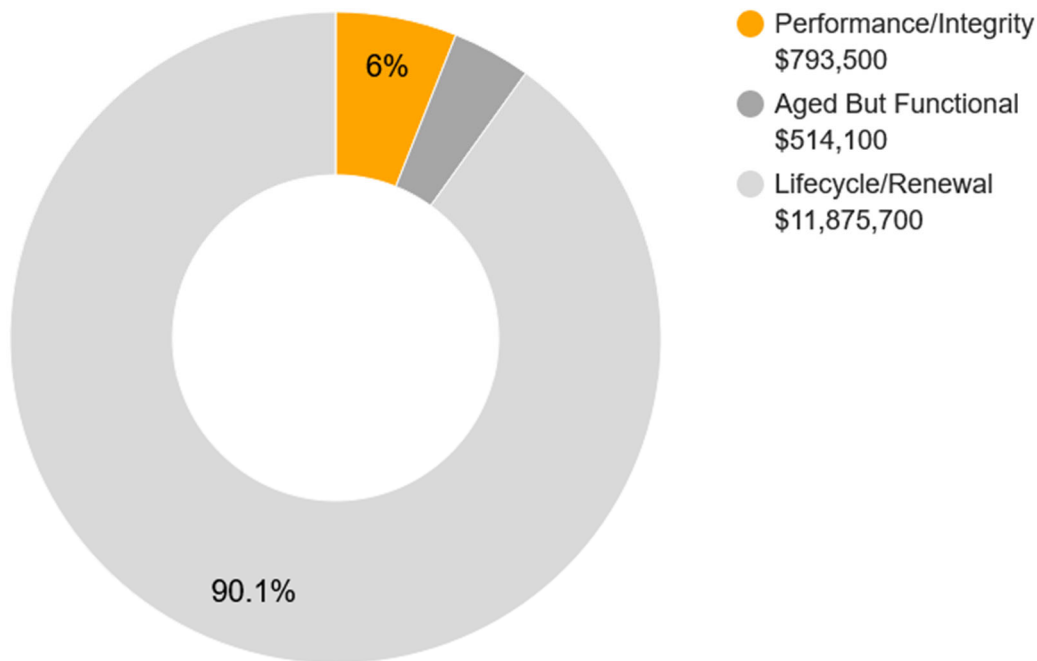
Inoperative - AssetCALC ID: 9302265

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$13,183,300

2. Elementary School Building



Elementary School Building: Systems Summary

Address	7510 Maple Avenue, Takoma Park, MD 20912	
GPS Coordinates	38.9822809, -77.0093952	
Constructed/Renovated	1973	
Building Area	95,000 SF	
Number of Stories	Four above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Hipped construction with asphalt shingles	Poor
Interiors	Walls: Painted gypsum board, painted CMU, exposed brick, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car serving all four floors	Fair

Elementary School Building: Systems Summary

Plumbing	Distribution: Copper supply, cast-iron waste and vent Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, cooling tower feeding air handlers with VAVs Non-Central System: Ductless split systems Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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, swimming pool	Fair
Accessibility	Accessibility considerations are not part of this project scope.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	\$30,000	-	-	-	-	\$30,000
Facade	-	\$1,300	\$22,100	\$1,745,800	-	\$1,769,200
Roofing	-	\$209,100	\$3,100	-	-	\$212,200
Interiors	\$16,000	\$341,100	\$910,600	\$4,360,200	\$2,875,200	\$8,503,100
Conveying	-	-	\$20,900	\$121,000	\$32,500	\$174,300
Plumbing	\$2,100	\$12,800	\$103,500	\$742,600	\$60,600	\$921,500
HVAC	-	-	\$426,200	\$331,800	\$3,310,000	\$4,068,100
Fire Protection	-	-	\$111,100	-	-	\$111,100
Electrical	-	-	\$959,700	\$278,700	\$189,100	\$1,427,500
Fire Alarm & Electronic Systems	-	-	\$224,900	\$2,000	\$350,400	\$577,300
Equipment & Furnishings	-	-	\$100,200	\$375,400	\$107,400	\$582,900
Special Construction & Demo	-	-	\$36,300	-	\$227,100	\$263,400
TOTALS (3% inflation)	\$48,100	\$564,300	\$2,918,500	\$7,957,500	\$7,152,300	\$18,640,700

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

3. Site Summary



Site Information		
Site Area	2.2 acres (estimated)	
Parking Spaces	44 total spaces all in open lots, two 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 signage; chain link fencing Limited park benches, picnic tables, trash receptacles Indoor swimming pool	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electricity and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$5,100	\$1,405,600	-	\$1,410,700
Roofing	-	-	\$19,100	-	-	\$19,100
Electrical	-	-	\$1,400	-	-	\$1,400
Site Development	-	\$53,500	\$3,700	\$5,500	\$10,400	\$73,100
Site Pavement	\$20,000	\$97,100	\$62,800	\$11,800	\$29,600	\$221,400
Site Utilities	-	-	\$9,300	-	-	\$9,300
TOTALS (3% inflation)	\$20,000	\$150,500	\$101,400	\$1,423,000	\$40,100	\$1,735,000

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

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1973 / NA	No	No
Building	1973 / NA	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have 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 Piney Branch Elementary School, 7510 Maple Avenue, Takoma Park, MD 20912 the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.


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

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

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

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

Prepared by: Kevin Johnson
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Reviewed by: 

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for
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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 - MAIN ENTRANCE



2 - FRONT ELEVATION



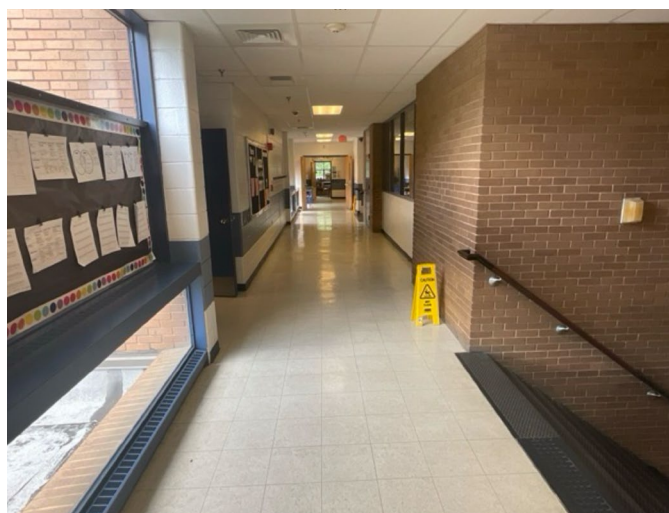
3 - LEFT ELEVATION



4 - RIGHT ELEVATION

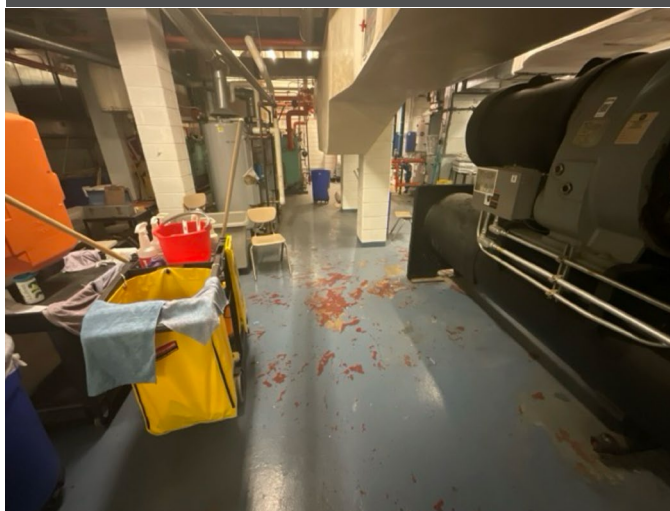


5 - REAR ELEVATION



6 - HALLWAY

Photographic Overview



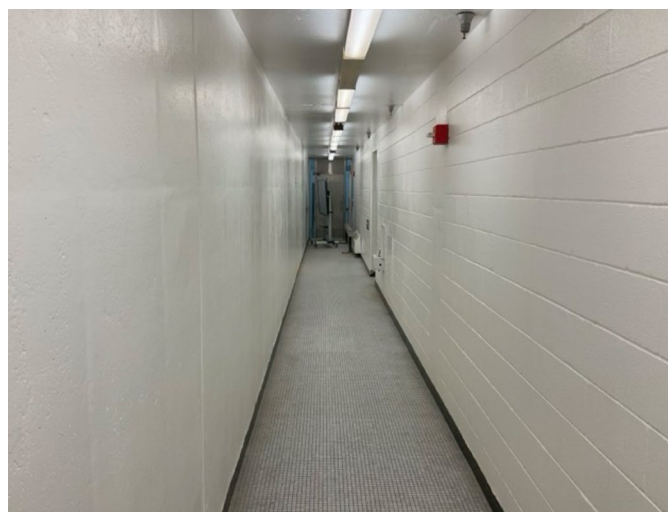
7 - BOILER ROOM



8 - STORAGE



9 - CLASSROOM



10 - BASEMENT HALLWAY



11 - LOBBY



12 - GYMNASIUM

Photographic Overview



13 - CLASSROOM



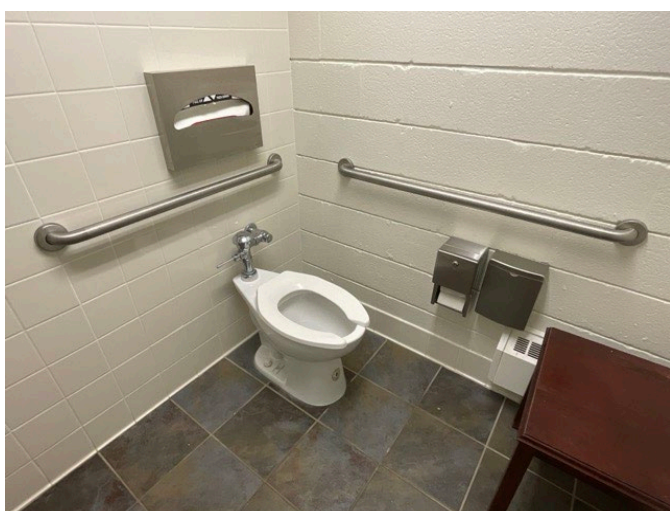
14 - HALLWAY



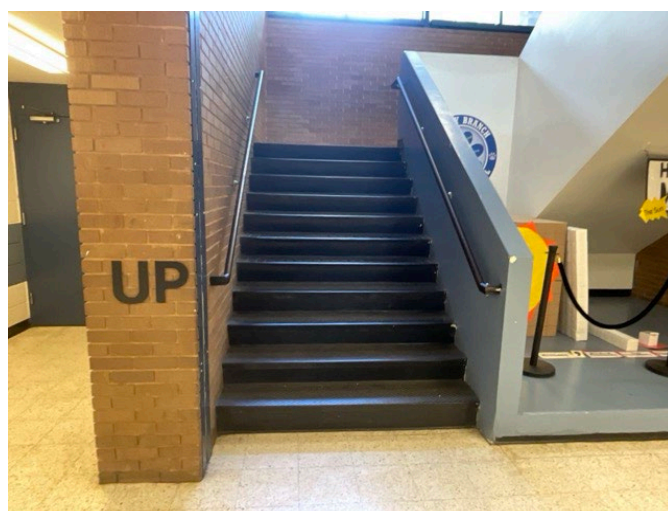
15 - LOCKER ROOM



16 - RESTROOM



17 - RESTROOM

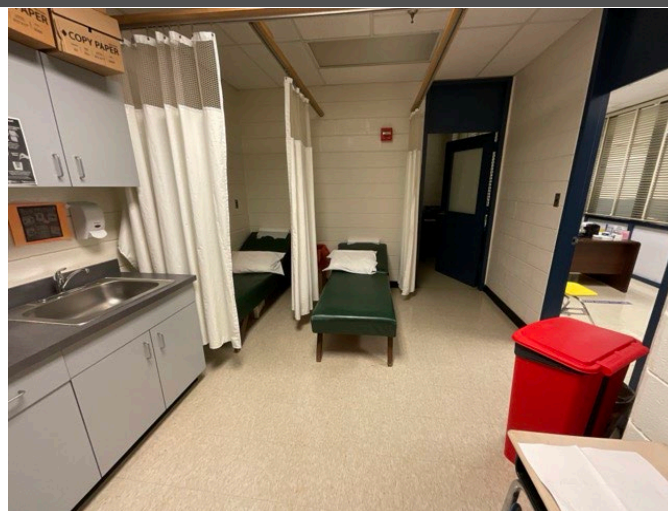


18 - STAIRWELL

Photographic Overview



19 - ELEVATOR



20 - NURSE OFFICE



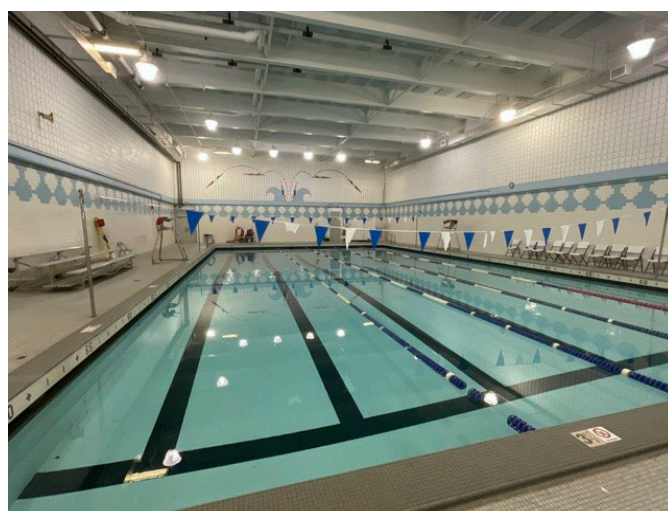
21 - KITCHEN



22 - CLASSROOM



23 - LIBRARY

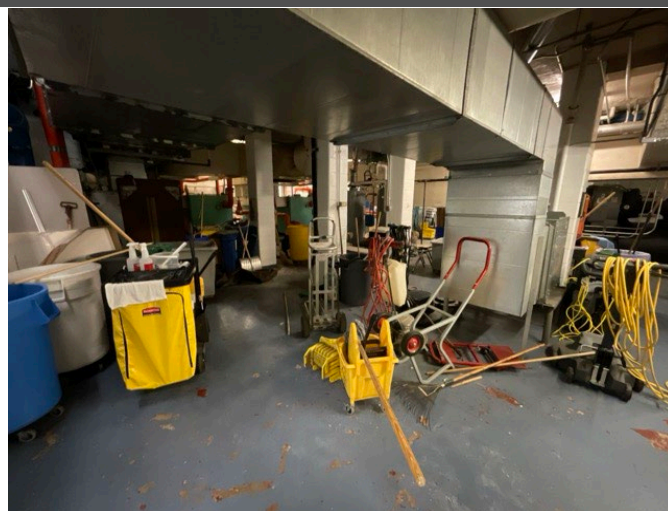


24 - POOL

Photographic Overview



25 - PARKING LOT



26 - MECHANICAL ROOM



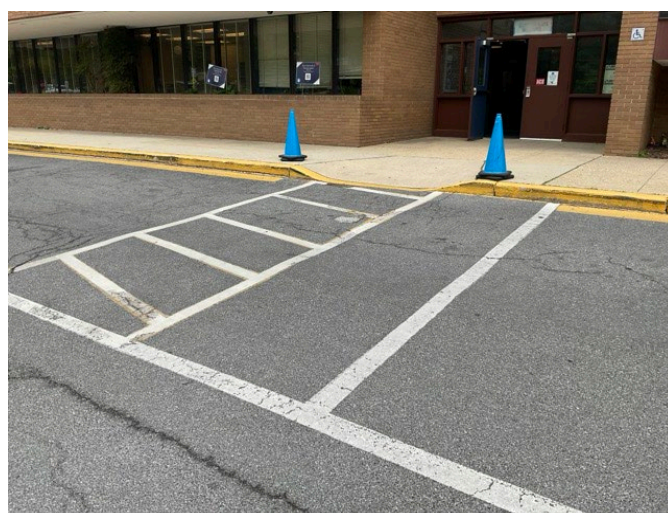
27 - GYM



28 - STAGE



29 - PARKING LOT

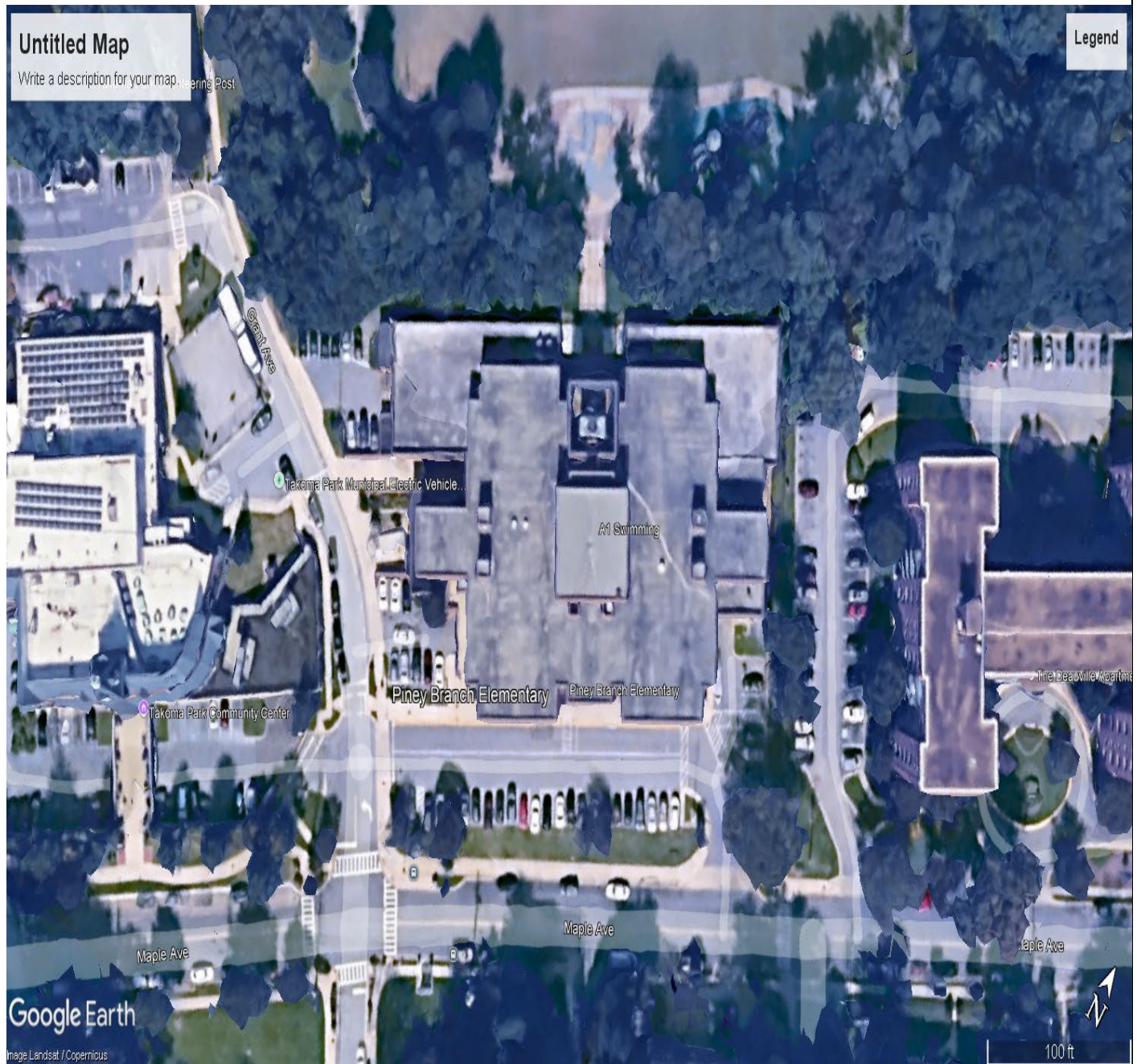



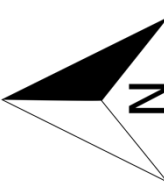
30 - WALKWAY

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-090.354	Piney Branch Elementary School	
	Source	On-Site Date	
	Google	April 30, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Piney Branch Elementary School

Name of person completing form: Shawnta Hebron

Title / Association w/ property: Building service manager

Length of time associated w/ property: 3 yrs

Date Completed: 4/30/2025

Phone Number: 2407407780

Method of Completion: INTERVIEW - verbally completed during interview

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 1973	Renovated	
2	Building size in SF	95,000	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		None
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Repair Chiller and boiler		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks during heavy rains		

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?	✗				Building is resettling. Sinking leak in shower and locker room
8	Are there any wall, window, basement or roof leaks?	✗				Lower level wall and gym roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Restrooms. Roof leaks in gym from drain pipe
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
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?	✗				Around building there are settling issues
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Community organizations leases out the gym



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Piney Branch Elementary School

BV Project Number: 172559.25R000-090.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	✗			
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 ?			×	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	×			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			×	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



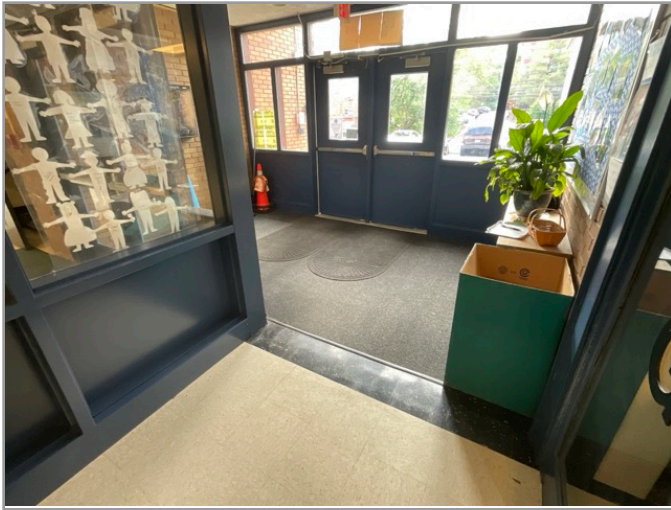
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



STAIR RAILS

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



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 ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?		✕		
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES, AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	✗			
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

Playgrounds & Swimming Pools



OVERVIEW OF POOL



ACCESSIBLE ROUTE TO POOL

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 | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Basement	Failed	Structural Flooring/Decking, Concrete, Repair	1,000 SF	0	9321165
B1020	Throughout Building	Fair	Roof Structure, Flat, Metal Deck Over Bar Joists	95,000 SF	23	9321185
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	26,003 SF	8	9321181
B2020	Building Exterior	Poor	Window, Aluminum Double-Glazed, 28-40 SF	1	2	9321200
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	3	9321214
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	28	5	9321164
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	7,000 SF	2	9321166
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	700 SF	3	9321147
B3010	Roof	Poor	Roofing, Single-Ply Membrane, EPDM	7,100 SF	2	9321173
B3020	Building Exterior	Fair	Roof Appurtenances, Roof Access Ladder, Steel	2 LF	5	9321170
Interiors						
C1010	Throughout Building	Fair	Interior Wall, Brick	45,000 SF	10	9321195
C1010	Penthouse	Poor	Interior Wall, Concrete Block (CMU)	1,500 SF	1	9321162
C1010	Computer lab	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	500 SF	5	9302201
C1010	Throughout Building	Fair	Interior Wall, Concrete Block (CMU)	20,000 SF	10	9321167
C1010	Throughout Building	Fair	Interior Wall, Gypsum Board/Plaster	71,000 SF	5	9321141
C1030	Pool	Fair	Interior Door, Steel, Standard	4	15	9302218
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	1	15	9302224
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	35	15	9321190
C1030	Throughout Building	Fair	Interior Door, Wood, Hollow-Core Residential Closet	20	5	9321187
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	2	9321178

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	57,000 SF	7	9321171
C1090	Locker rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200 LF	10	9302214
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	1	5	9302229
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	17	8	9321155
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	90 LF	5	9321172
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	5,000 SF	3	9321158
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	152,000 SF	5	9302226
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	34,200 SF	15	9302174
C2010	Cafeteria	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,000 SF	10	9302237
C2030	Mechanical	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,800 SF	2	9302238
C2030	Gymnasium	Good	Flooring, Maple Sports Floor	7,100 SF	15	9321182
C2030	Stage storage	Poor	Flooring, Wood, Strip	1,000 SF	2	9302215
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	27,000 SF	15	9321213
C2030	Pool	Poor	Flooring, Ceramic Tile	100 SF	2	9302266
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,900 SF	5	9302232
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	4,800 SF	5	9302179
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	2,900 SF	5	9302267
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	49,200 SF	2	9302271
C2050	Pool hallway	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	2,000 SF	0	9302269
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,500 SF	3	9302185
C2050	Kitchen electrical room	Poor	Ceiling Finishes, Gypsum Board/Plaster	500 SF	1	9302245
C2050	Penthouse	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	1,000 SF	2	9321154
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster, Repair	20,000 SF	8	9321144
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,000 SF	5	9321132
Conveying						

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 4 Floors, Renovate	1	10	9321189
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9302183
D1010	Hallways & Common Areas	Fair	Elevator Cab Finishes, Standard	1	5	9321138
D1010	Elevator Room	Good	Elevator Controls, Automatic, 1 Car	1	10	9321160
Plumbing						
D2010	Pool Indoor Area	Fair	Shower, Valve & Showerhead	19	4	9321209
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	95,000 SF	10	9321168
D2010	Pool Indoor Area	Failed	Shower, Valve & Showerhead	1	0	9321210
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	3	9321142
D2010	Art room	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	10	9302264
D2010	Boiler Room	Good	Water Heater, Gas, Commercial	1	16	9302181
D2010	Locker rooms	Fair	Shower, Ceramic Tile	2	10	9302176
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	4	9321208
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	2	9302236
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	10	9302251
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	9302242
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	10	9302202
D2010	Boiler Room	Good	Water Heater, Gas, Commercial	1	14	9302210
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	20	10	9302175
D2010	9	Poor	Plumbing System, any type, Repairs per Man-Day, Repair	1	0	9302227
D2010	Locker rooms	Failed	Shower, Valve & Showerhead	14	1	9302265
D2010	Restrooms	Fair	Urinal, Standard	6	3	9321135
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	9302256
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	8	10	9302246
D2010	Restrooms	Fair	Toilet, Residential Water Closet	17	3	9321134

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	10	10	9302230
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	23	5	9321163
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	5	9321194
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	5	9302199
D2060	Boiler Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support	1	5	9302273
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	10	9302196
HVAC						
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	5	9302231
D3020	9	Fair	Heat Exchanger, Plate & Frame, HVAC	1	18	9302270
D3020	Penthouse	Good	Unit Heater, Hydronic	1	10	9321205
D3020	Throughout Building	Fair	Radiator, Hydronic, Baseboard (per LF)	150 LF	10	9302234
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	9302262
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	5	9302272
D3020	Garbage storage	Fair	Unit Heater, Hydronic	1	5	9302205
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	9302228
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	5	9302191
D3020	9	Good	Boiler, Gas, HVAC	1	27	9302235
D3030	Penthouse	Fair	Cooling Tower, (Typical) Open Circuit	1	6	9321127
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9321193
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	14	9321192
D3030	Boiler Room	Fair	Split System Ductless, Single Zone	1	7	9302239
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	9321207
D3030	Mechanical Room	Good	Chilled Water, Chemical Feed Dosing System	1	11	9321202
D3050	Penthouse	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	14	9321130
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	18	9302261

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	12	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	13	9302268
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9321183
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [Stand by pump]	1	3	9321212
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	95,000 SF	14	9321197
D3050	Penthouse	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 8]	1	19	9321157
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	9302260
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	13	9302190
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	9302252
D3050	Penthouse	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 5]	1	19	9321151
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	95,000 SF	15	9321180
D3050	Penthouse	Good	Air Handler, Interior AHU, Easy/Moderate Access [AHU 7]	1	15	9321152
D3050	Penthouse	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AHU 6]	1	10	9321179
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	3	9321149
D3060	Boiler Room	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	5	9302275
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 5 HP Motor [RAF -8]	1	10	9321206
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 10 to 15 HP Motor [RAF -6]	1	7	9321186
D3060	Boiler Room	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor [EXHAUST FAN]	1	10	9302244
D3060	Penthouse	Fair	Exhaust Fan, Centrifugal, 5 HP Motor [RAF -7]	1	7	9321131
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9321198
D3060	Boiler Room	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	9302221
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper	1	4	9321159
D3060	Mechanical Room	Good	Axial Flow Fan, In-Line, 10 HP Motor [RAF-3]	1	10	9321153
D3060	Boiler Room	Fair	Axial Flow Fan, In-Line,	1	3	9321199
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9321184
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	3	9321128

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	95,000 SF	3	9321150
Electrical						
D5010	Penthouse	Good	Automatic Transfer Switch, ATS [HV-1]	1	15	9321143
D5010	Electrical Room	Good	Generator, Diesel	1	13	9321145
D5010	Penthouse	Fair	Automatic Transfer Switch, ATS [HV-2]	1	10	9321176
D5010	Garbage storage	Fair	Supplemental Components, Capacitor Bank, 200 kVAR	1	10	9302243
D5020	Kitchen electrical room	Fair	Distribution Panel, 277/480 V	1	5	9302180
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	5	9321169
D5020	Kitchen electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9302250
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	9321175
D5020	Penthouse	Fair	Secondary Transformer, Dry, Stepdown	1	10	9321174
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	9302209
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAF -8]	1	8	9321156
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU -7]	1	8	9321201
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAF -7]	1	8	9321191
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,000 SF	5	9321129
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	9302240
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD AHU 2]	1	10	9302212
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU -8]	1	8	9321196
D5030	12	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	9302249
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [RAF -5]	1	8	9321203
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU -6]	1	9	9321137
D5030	12	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	9302204
D5030	Penthouse	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [AHU -5]	1	5	9321136

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	95,000 SF	3	9321161
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	10	9321211
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	95,000 SF	5	9321140
D5040	Pool	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	10	9302259
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide	24	10	9302189
Fire Alarm & Electronic Systems						
D6030	Auditorium	Fair	Sound System, Theater/Auditorium/Church	1,000 SF	10	9302192
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	95,000 SF	5	9321177
D7050	Utility Rooms/Areas	Fair	Fire Alarm Panel, Multiplex	1	5	9321204
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	9302248
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9302255
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	9302222
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	9302178
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	9302223
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9302219
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	9302198
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	6	9302253
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	9302187
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	6	9302188
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9302206
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	9302203
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9302200
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9321133
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	2,000 SF	5	9302195

Component Condition Report | Piney Branch Elementary School / Piney Branch Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed, Fixed	7	10	9321148
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	300 LF	10	9302193
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	200 LF	10	9302241
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	210	7	9321146
Special Construction & Demo						
F1050	Pool Indoor Area	Fair	Pool Finishes, Basin & Deck Finishes, Ceramic Tile	6,500 SF	15	9302182
F1050	9	Fair	Pool Equipment, Gas Heater	1	3	9302257
F1050	9	Fair	Pool Equipment, Circulation Pump	1	5	9302186
F1050	9	Fair	Pool Equipment, Gas Heater	1	3	9302211
F1050	Pool Indoor Area	Fair	Pool Accessories, Ladder	2	15	9302254
F1050	Pool Indoor Area	Fair	Pool Accessories, Lifeguard Chair	2	15	9302233
F1050	Pool Indoor Area	Fair	Pool Equipment, Filtration System	1	5	9302217
F1050	9	Fair	Pool Equipment, Circulation Pump	1	5	9302220

Component Condition Report | Piney Branch Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	26,003 SF	8	9302167
B2020	Building Exterior	Fair	Glazing, any type by SF	19,000 SF	8	9302157
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	5	9302154
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	8	9302156
Roofing						
B3080	Building Exterior	Fair	Soffit/Fascia, Metal	3,300 SF	5	9302152
Electrical						
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	1	5	9302158

Component Condition Report | Piney Branch Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement	1	5	9302159
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,400 SF	2	9302169
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,400 SF	2	9302161
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	625 LF	4	9302170
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Concrete	775 SF	2	9302165
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	5	9302153
G2030	Back stairs	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	20	0	9302171
Sitework						
G2060	Site General	Poor	Retaining Wall, Brick/Stone	360 SF	2	9302163
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	3	10	9302155
G2060	Site	Fair	Flagpole, Metal	1	5	9302162
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	10	9302160
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	275 LF	20	9302149
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	9302150
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	1	10	9302168
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	2	5	9302164

Appendix F: Replacement Reserves

Replacement Reserves Report




6/2/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Piney Branch Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Piney Branch Elementary School / Piney Branch Elementary School	\$48,050	\$46,556	\$517,772	\$392,355	\$35,566	\$2,490,619	\$118,569	\$382,860	\$2,018,103	\$9,133	\$5,428,844	\$6,921	\$10,265	\$268,375	\$1,519,245	\$3,938,697	\$19,898	\$408,584	\$88,697	\$357,715	\$533,886	\$18,640,712
Piney Branch Elementary School / Site	\$20,000	\$0	\$150,547	\$0	\$21,103	\$80,338	\$0	\$11,844	\$1,405,615	\$0	\$5,510	\$0	\$13,730	\$0	\$0	\$0	\$0	\$15,917	\$0	\$0	\$10,430	\$1,735,034
Grand Total	\$68,050	\$46,556	\$668,319	\$392,355	\$56,669	\$2,570,957	\$118,569	\$394,703	\$3,423,718	\$9,133	\$5,434,354	\$6,921	\$23,996	\$268,375	\$1,519,245	\$3,938,697	\$19,898	\$424,501	\$88,697	\$357,715	\$544,317	\$20,375,746

Piney Branch Elementary School

Piney Branch Elementary School / Piney Branch Elementary School

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
B1010	Basement	9321165	Structural Flooring/Decking, Concrete, Repair	0	0	0	1000	SF	\$30.00	\$30,000	\$30,000																					\$30,000
B2010	Building Exterior	9321181	Exterior Walls, Brick, Replace	50	42	8	26003	SF	\$53.00	\$1,378,159														\$1,378,159								\$1,378,159
B2020	Building Exterior	9321200	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	28	2	1	EA	\$1,250.00	\$1,250			\$1,250																			\$1,250
B2050	Building Exterior	9321214	Exterior Door, Steel, Standard, Replace	30	27	3	4	EA	\$600.00	\$2,400				\$2,400																		\$2,400
B2050	Building Exterior	9321164	Exterior Door, Steel, Standard, Replace	30	25	5	28	EA	\$600.00	\$16,800						\$16,800																\$16,800
B3010	Roof	9321147	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	17	3	700	SF	\$3.80	\$2,660										\$2,660												\$2,660
B3010	Roof	9321166	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	7000	SF	\$17.00	\$119,000			\$119,000																			\$119,000
B3010	Roof	9321173	Roofing, Single-Ply Membrane, EPDM, Replace	20	18	2	7100	SF	\$11.00	\$78,100				\$78,100																		\$78,100
B3020	Building Exterior	9321170	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	35	5	2	LF	\$90.00	\$180						\$180																\$180
C1010	Penthouse	9321162	Interior Wall, Concrete Block (CMU), Replace	50	49	1	1500	SF	\$20.00	\$30,000		\$30,000																				\$30,000
C1010	Throughout Building	9321141	Interior Wall, Gypsum Board/Plaster, Replace	50	45	5	71000	SF	\$3.50	\$248,500						\$248,500																\$248,500
C1010	Throughout Building	9321195	Interior Wall, Brick, Replace	50	40	10	45000	SF	\$53.00	\$2,385,000														\$2,385,000								\$2,385,000
C1010	Throughout Building	9321167	Interior Wall, Concrete Block (CMU), Replace	50	40	10	20000	SF	\$20.00	\$400,000														\$400,000								\$400,000
C1010	Computer lab	9302201	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	20	5	500	SF	\$5.00	\$2,500						\$2,500																\$2,500
C1030	Pool	9302218	Interior Door, Steel, Standard, Replace	40	25	15	4	EA	\$600.00	\$2,400																			\$2,400			\$2,400
C1030	Throughout Building	9302224	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	25	15	1	EA	\$2,100.00	\$2,100																			\$2,100			\$2,100
C1030	Throughout Building	9321190	Interior Door, Steel, Standard, Replace	40	25	15	35	EA	\$600.00	\$21,000																		\$21,000				\$21,000
C1030	Throughout Building	9321187	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	10	5	20	EA	\$500.00	\$10,000						\$10,000														\$10,000		\$20,000
C1070	Throughout Building	9321178	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	3000	SF	\$3.50	\$10,500			\$10,500																			\$10,500
C1070	Throughout Building	9321171	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7	57000	SF	\$3.50	\$199,500													\$199,500									\$199,500
C1090	Restrooms	9302229	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	1	EA	\$750.00	\$750						\$750																\$750
C1090	Restrooms	9321155	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	17	EA	\$750.00	\$12,750														\$12,750								\$12,750
C1090	Locker Rooms	9321172	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	90	LF	\$500.00	\$45,000						\$45,000																\$45,000
C1090	Locker rooms	9302214	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	200	LF	\$500.00	\$100,000															\$100,000							\$100,000
C2010	Throughout Building	9321158	Wall Finishes, Ceramic Tile, Replace	40	37	3	5000	SF	\$18.00	\$90,000				\$90,000																		\$90,000
C2010	Throughout Building	9302174	Wall Finishes, Ceramic Tile, Replace	40	25	15	34200	SF	\$18.00	\$615,600																			\$615,600			\$615,600
C2010	Throughout Building	9302226	Wall Finishes, any surface, Prep & Paint	10	5	5	152000	SF	\$1.50	\$228,000						\$228,000												\$228,000				\$456,000
C2010	Cafeteria	9302237	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	15	10	1000	SF	\$14.00	\$14,000														\$14,000								\$14,000
C2030	Mechanical	9302238	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	4800	SF	\$1.50	\$7,200			\$7,200												\$7,200							\$14,400
C2030	Pool	9302266	Flooring, Ceramic Tile, Replace	40	38	2	100	SF	\$18.00	\$1,800			\$1,800																			\$1,800
C2030	Commercial Kitchen	9302232	Flooring, Quarry Tile, Replace	50	45	5	2900	SF	\$26.00	\$75,400						\$75,400																\$75,400
C2030	Throughout Building	9321213	Flooring, Ceramic Tile, Replace	40	25	15	27000	SF	\$18.00	\$486,000																		\$486,000				\$486,000
C2030	Stage storage	9302215	Flooring, Wood, Strip, Replace	30	28	2	1000	SF	\$15.00	\$15,000			\$15,000																			\$15,000
C2030	Stage	9302267	Flooring, Wood, Strip, Refinish	10	5	5	2900	SF	\$4.00	\$11,600						\$11,600												\$11,600				\$23,200
C2030	Throughout Building	9302271	Flooring, Vinyl Tile (VCT), Replace	15	13	2	49200	SF	\$5.00	\$246,000			\$246,000																\$246,000			\$492,000
C2030	Library	9302179	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4800	SF	\$7.50	\$36,000						\$36,000												\$36,000				\$72,000
C2030	Gymnasium	9321182	Flooring, Maple Sports Floor, Replace	30	15	15	7100	SF	\$17.00	\$120,700																		\$120,700				\$120,700
C2050	Pool hallway	9302269	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	2000	SF	\$8.00	\$16,000	\$16,000																					\$16,000
C2050	Kitchen electrical room	9302245	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	49	1	500	SF	\$8.00	\$4,000		\$4,000																				\$4,000
C2050	Penthouse	9321154	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	-2	2	1000	SF	\$8.00	\$8,000			\$8,000																			\$8,000
C2050	Throughout Building	9321144	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	-8	8	20000	SF	\$8.00	\$160,000														\$160,000								\$160,000
C2050	Throughout Building	9302185	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	9500	SF	\$2.00	\$19,000				\$19,000													\$19,000					\$38,000
C2050	Gymnasium	9321132	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	10000	SF	\$2.50	\$25,000						\$25,000												\$25,000				\$50,000
D1010	Elevator Shafts/Utility	9302183	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000														\$9,000		\$18,000

Replacement Reserves Report																																			
6/2/2025																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
D1010	Hallways & Common Areas	9321138	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000																\$9,000	\$18,000		
D1010	Elevator Room	9321189	Passenger Elevator, Hydraulic, 4 Floors, Renovate	30	20	10	1	EA	\$85,000.00	\$85,000											\$85,000											\$85,000	\$85,000		
D1010	Elevator Room	9321160	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,000.00	\$5,000											\$5,000											\$5,000	\$5,000		
D2010	Boiler Room	9302210	Water Heater, Gas, Commercial , Replace	20	6	14	1	EA	\$12,400.00	\$12,400															\$12,400							\$12,400	\$12,400		
D2010	Boiler Room	9302181	Water Heater, Gas, Commercial, Replace	20	4	16	1	EA	\$12,400.00	\$12,400																	\$12,400					\$12,400	\$12,400		
D2010	9	9302227	Plumbing System, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,250.00	\$1,250	\$1,250																						\$1,250	\$1,250	
D2010	Mechanical Room	9321208	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$3,200.00	\$3,200					\$3,200																		\$3,200	\$3,200	
D2010	Throughout Building	9321168	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	30	10	95000	SF	\$5.00	\$475,000											\$475,000												\$475,000	\$475,000	
D2010	Site	9302242	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$3,200											\$3,200												\$3,200	\$3,200	
D2010	Pool Indoor Area	9321210	Shower, Valve & Showerhead, Replace	30	30	0	1	EA	\$800.00	\$800	\$800																							\$800	\$800
D2010	Locker rooms	9302265	Shower, Valve & Showerhead, Replace	30	29	1	14	EA	\$800.00	\$11,200		\$11,200																						\$11,200	\$11,200
D2010	Hallways	9302236	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	\$1,200.00	\$1,200			\$1,200															\$1,200						\$1,200	\$2,400
D2010	Hallways & Common Areas	9321142	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	12	3	1	EA	\$900.00	\$900				\$900																\$900				\$900	\$1,800
D2010	Restrooms	9321135	Urinal, Standard, Replace	30	27	3	6	EA	\$1,100.00	\$6,600				\$6,600																				\$6,600	\$6,600
D2010	Restrooms	9321134	Toilet, Residential Water Closet, Replace	30	27	3	17	EA	\$700.00	\$11,900				\$11,900																				\$11,900	\$11,900
D2010	Pool Indoor Area	9321209	Shower, Valve & Showerhead, Replace	30	26	4	19	EA	\$800.00	\$15,200					\$15,200																			\$15,200	\$15,200
D2010	Hallways	9302256	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200		\$1,200	\$2,400
D2010	Restrooms	9321163	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	25	5	23	EA	\$1,100.00	\$25,300						\$25,300																		\$25,300	\$25,300
D2010	Hallways & Common Areas	9321194	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	6	EA	\$1,500.00	\$9,000						\$9,000																\$9,000		\$9,000	\$18,000
D2010	Art room	9302264	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	20	10	2	EA	\$2,500.00	\$5,000											\$5,000													\$5,000	\$5,000
D2010	Locker rooms	9302176	Shower, Ceramic Tile, Replace	30	20	10	2	EA	\$2,500.00	\$5,000											\$5,000													\$5,000	\$5,000
D2010	Throughout Building	9302251	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	10	EA	\$1,200.00	\$12,000											\$12,000													\$12,000	\$12,000
D2010	Restroom	9302202	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	1	EA	\$1,700.00	\$1,700											\$1,700													\$1,700	\$1,700
D2010	Restrooms	9302175	Toilet, Commercial Water Closet, Replace	30	20	10	20	EA	\$1,300.00	\$26,000											\$26,000													\$26,000	\$26,000
D2010	Locker Rooms	9302246	Shower, Valve & Showerhead, Replace	30	20	10	8	EA	\$800.00	\$6,400											\$6,400													\$6,400	\$6,400
D2010	Restrooms	9302230	Urinal, Standard, Replace	30	20	10	10	EA	\$1,100.00	\$11,000											\$11,000													\$11,000	\$11,000
D2020	Commercial Kitchen	9302199	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	15	5	1	EA	\$12,000.00	\$12,000						\$12,000																		\$12,000	\$12,000
D2060	Boiler Room	9302273	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	15	5	1	EA	\$5,600.00	\$5,600						\$5,600																		\$5,600	\$5,600
D2060	Boiler Room	9302196	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	\$7,270.00	\$7,270											\$7,270													\$7,270	\$7,270
D3020	Boiler Room	9302262	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$135,000.00	\$135,000						\$135,000																		\$135,000	\$135,000
D3020	Boiler Room	9302191	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$135,000.00	\$135,000						\$135,000																		\$135,000	\$135,000
D3020	9	9302270	Heat Exchanger, Plate & Frame, HVAC, Replace	35	17	18	1	EA	\$6,000.00	\$6,000																				\$6,000				\$6,000	\$6,000
D3020	Gar																																		



Replacement Reserves Report



6/2/2025

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	9302219	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600															\$3,600	\$7,200
E1030	Kitchen	9302187	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700	\$13,400
E1030	Kitchen	9302206	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600										\$5,600						\$5,600
E1030	Kitchen	9302200	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400
E1030	Kitchen	9302253	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	6	LF	\$1,000.00	\$6,000							\$6,000															\$6,000
E1030	Kitchen	9302188	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	14	6	6	LF	\$1,000.00	\$6,000							\$6,000															\$6,000
E1030	Kitchen	9302223	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
E1030	Kitchen	9302198	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
E1030	Kitchen	9302203	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000											\$15,000
E1040	Hallways & Common Areas	9321133	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000										\$3,000						\$3,000
E1070	Auditorium	9302195	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	2000	SF	\$13.00	\$26,000						\$26,000															\$26,000	\$52,000
E1070	Gymnasium	9321148	Basketball Backboard, Ceiling-Mounted, Fixed, Fixed	30	20	10	7	EA	\$5,000.00	\$35,000											\$35,000											\$35,000
E2010	Throughout Building	9302193	Casework, Cabinetry, Standard, Replace	20	10	10	300	LF	\$300.00	\$90,000											\$90,000											\$90,000
E2010	Library	9302241	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	200	LF	\$330.00	\$66,000											\$66,000											\$66,000
E2010	Gymnasium	9321146	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	13	7	210	EA	\$300.00	\$63,000							\$63,000															\$63,000
F1050	9	9302257	Pool Equipment, Gas Heater, Replace	20	17	3	1	EA	\$8,000.00	\$8,000				\$8,000																		\$8,000
F1050	9	9302211	Pool Equipment, Gas Heater, Replace	20	17	3	1	EA	\$8,000.00	\$8,000				\$8,000																		\$8,000
F1050	9	9302186	Pool Equipment, Circulation Pump, Replace	15	10	5	1	EA	\$5,100.00	\$5,100						\$5,100															\$5,100	\$10,200
F1050	Pool Indoor Area	9302217	Pool Equipment, Filtration System, Replace	15	10	5	1	EA	\$6,000.00	\$6,000						\$6,000															\$6,000	\$12,000
F1050	9	9302220	Pool Equipment, Circulation Pump, Replace	15	10	5	1	EA	\$5,100.00	\$5,100						\$5,100															\$5,100	\$10,200
F1050	Pool Indoor Area	9302182	Pool Finishes, Basin & Deck Finishes, Ceramic Tile, Replace	30	15	15	6500	SF	\$18.00	\$117,000															\$117,000							\$117,000
F1050	Pool Indoor Area	9302254	Pool Accessories, Ladder, Replace	40	25	15	2	EA	\$900.00	\$1,800															\$1,800							\$1,800
F1050	Pool Indoor Area	9302233	Pool Accessories, Lifeguard Chair, Replace	40	25	15	2	EA	\$4,100.00	\$8,200															\$8,200							\$8,200
Totals, Unescalated											\$48,050	\$45,200	\$488,050	\$359,060	\$31,600	\$2,148,430	\$99,300	\$311,300	\$1,593,109	\$7,000	\$4,039,570	\$5,000	\$7,200	\$182,750	\$1,004,400	\$2,528,100	\$12,400	\$247,200	\$52,100	\$204,000	\$295,600	\$13,709,419
Totals, Escalated (3.0% inflation, compounded annually)											\$48,050	\$46,556	\$517,772	\$392,355	\$35,566	\$2,490,619	\$118,569	\$382,860	\$2,018,103	\$9,133	\$5,428,844	\$6,921	\$10,265	\$268,375	\$1,519,245	\$3,938,697	\$19,898	\$408,584	\$88,697	\$357,715	\$533,886	\$18,640,712

Piney Branch Elementary School / Site

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9302167	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	12	8	26003	SF	\$1.86	\$48,366									\$48,366													\$48,366
B2020	Building Exterior	9302157	Glazing, any type by SF, Replace	30	22	8	19000	SF	\$55.00	\$1,045,000								\$1,045,000														\$1,045,000
B2050	Building Exterior	9302156	Exterior Door, Steel, Commercial, Replace	40	32	8	4	EA	\$4,060.00	\$16,240								\$16,240														\$16,240
B2050	Building Exterior	9302154	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	1	EA	\$4,400.00	\$4,400						\$4,400																\$4,400
B3080	Building Exterior	9302152	Soffit/Fascia, Metal, Replace	25	20	5	3300	SF	\$5.00	\$16,500						\$16,500																\$16,500
D5040	Building Exterior	9302158	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	1	EA	\$800.00	\$800						\$800																\$800
D5040	Site	9302159	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	1	EA	\$400.00	\$400						\$400																\$400
G2020	Site Parking Areas	9302169	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	21400	SF	\$3.50	\$74,900			\$74,900																			\$74,900
G2020	Site Parking Areas	9302161	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	21400	SF	\$0.45	\$9,630			\$9,630				\$9,630					\$9,630				\$9,630						\$9,630
G2020	Site Parking Areas	9302165	Parking Lots, Pavement, Concrete, Replace	50	48	2	775	SF	\$9.00	\$6,975			\$6,975																			\$6,975
G2020	Site Parking Areas	9302170	Parking Lots, Curb & Gutter, Concrete, Replace	50	46	4	625	LF	\$30.00	\$18,750				\$18,750																		\$18,750
G2030	Back stairs	9302171	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	20	EA	\$1,000.00	\$20,000	\$20,000																					\$20,000
G2030	Site Parking Areas	9302153	Sidewalk, Concrete, Large Areas, Replace	50	45	5	4000	SF	\$9.00	\$36,000						\$36,000																\$36,000
G2060	Site	9302150	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	\$700.00	\$700						\$700																\$700
G2060	Site General	9302155	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	3	EA	\$600.00	\$1,800										\$1,800												\$1,800
G2060	Site General	9302168	Bike Rack, Fixed 6-10 Bikes, Replace	20	10	10	1	EA	\$800.00	\$800										\$800												\$800
G2060	Site General	9302149	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	275	LF	\$21.00	\$5,775																				\$5,775		\$5,775
G2060	Site	9302162	Flagpole, Metal, Replace	30	25	5	1	EA	\$2,500.00	\$2,500						\$2,500																\$2,500
G2060	Site General	9302160	Signage, Property, Building or Pole-Mounted, Replace/Install	20	10	10	1	EA	\$1,500.00	\$1,500										\$1,500												\$1,500
G2060	Site General	9302163	Retaining Wall, Brick/Stone, Replace	40	38	2	360	SF	\$140.00	\$50,400			\$50,400																			\$50,400
G4050	Site Parking Areas	9302164	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	15	5	2	EA	\$4,000.00	\$8,000						\$8,000																\$8,000
Totals, Unescalated											\$20,000	\$0	\$141,905	\$0	\$18,750	\$69,300	\$0	\$9,630	\$1,109,606	\$0	\$4,100	\$0	\$9,630	\$0	\$0	\$0	\$0	\$9,630	\$0	\$0	\$5,775	\$1,398,326
Totals, Escalated (3.0% inflation, compounded annually)											\$20,000	\$0	\$150,547	\$0	\$21,103	\$80,338	\$0	\$11,844	\$1,405,615	\$0	\$5,510	\$0	\$13,730	\$0	\$0	\$0	\$0	\$15,917	\$0	\$0	\$10,430	\$1,735,034

* 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	9321160	D1010	Elevator Controls	Automatic, 1 Car		Piney Branch Elementary School / Piney Branch Elementary School	Elevator Room	ELC					
2	9321189	D1010	Passenger Elevator	Hydraulic, 4 Floors	2500 LB	Piney Branch Elementary School / Piney Branch Elementary School	Elevator Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9302181	D2010	Water Heater	Gas, Commercial	85 GAL	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	State Industries, Inc.	SBD-85-365-NEA 118	2112123706695	2021		
2	9302210	D2010	Water Heater	Gas, Commercial	85 GAL	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	State Industries, Inc.	SBD-85-365-NEA 118	1952117588606	2019		
3	9321208	D2010	Backflow Preventer	Domestic Water	1.5 IN	Piney Branch Elementary School / Piney Branch Elementary School	Mechanical Room	Watts	909M1	449011			
4	9302242	D2010	Backflow Preventer	Domestic Water	2 IN	Piney Branch Elementary School / Piney Branch Elementary School	Site	Watts	909	103458			
5	9302199	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Underground		Piney Branch Elementary School / Piney Branch Elementary School	Commercial Kitchen						
6	9302196	D2060	Air Compressor	Tank-Style	2 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Quincy	QR01508000055	5145445			
7	9302273	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Hankison	HPR5-115	H005A1150104311			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9302262	D3020	Boiler	Gas, HVAC	4200 MBH	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Peerless Boilers	210-26-W-S	210-9839	1973		
2	9302191	D3020	Boiler	Gas, HVAC	4200 MBH	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Peerless Boilers	210-26-W-S	210-9838	1973		
3	9302235	D3020	Boiler	Gas, HVAC	600 MBH	Piney Branch Elementary School / Piney Branch Elementary School	9	Lochinvar	FTX600N	2222 129721464	2022		
4	9302270	D3020	Heat Exchanger	Plate & Frame, HVAC	10 GPM	Piney Branch Elementary School / Piney Branch Elementary School	9	Alfa Laval	M3-FG	30111 96276	2008		
5	9302234	D3020	Radiator	Hydronic, Baseboard (per LF)		Piney Branch Elementary School / Piney Branch Elementary School	Throughout Building						150
6	9321205	D3020	Unit Heater	Hydronic	95 MBH	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Vulcan	HV-096	C1401292659001001			
7	9302205	D3020	Unit Heater	Hydronic	36 MBH	Piney Branch Elementary School / Piney Branch Elementary School	Garbage storage	Modine Manufacturing	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9302231	D3020	Boiler Supplemental Components	Expansion Tank	400 GAL	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room						
9	9302272	D3020	Boiler Supplemental Components	Expansion Tank	400 GAL	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room						
10	9302228	D3020	Boiler Supplemental Components	Expansion Tank	60 GAL	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	No dataplate	No dataplate	No dataplate			
11	9321192	D3030	Chiller	Water-Cooled	378 TON	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Carrier	19XR - 3737264BFH64-	1498J57962	2014		
12	9321127	D3030	Cooling Tower	(Typical) Open Circuit	No dataplate	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Baltimore Aircoil Company	1-33289-1	97419221	2006		
13	9321193	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Piney Branch Elementary School / Piney Branch Elementary School	Roof	PoolPak	PAG-84	990405			
14	9321207	D3030	Split System	Condensing Unit/Heat Pump	5 TON	Piney Branch Elementary School / Piney Branch Elementary School	Roof	PoolPak	PAC-84	990107			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9302239	D3030	Split System Ductless	Single Zone	1.5 TON	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Mitsubishi Electric	PUY-A18NKA7	7YU04912A	2017		
16	9321202	D3030	Chilled Water	Chemical Feed Dosing System		Piney Branch Elementary School / Piney Branch Elementary School	Mechanical Room	Pulsatron		T	2021		
17	9321183	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Bell & Gossett	SVB230TTDX4026AB				
18	9321149	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room						
19	9302260	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Bell & Gossett	No dataplate	2088274			
20	9302252	D3050	Pump	Distribution, HVAC Heating Water	7.5 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Bell & Gossett	Illegible	Illegible			
21	9321212	D3050	Pump [Stand by pump]	Distribution, HVAC Chilled or Condenser Water	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Bell & Gossett	5VB254TTDX4026XB				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	9321130	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Carrier	39MASTW05H1KFHXX2X	2014U31056	2014		
23	9302261	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Carrier	39MN30D021XFZ13XGS	2613U25811	2013		
24	9302268	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	12	Carrier	39MN21D021XG113XGS	2613U25817	2013		
25	9302190	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Carrier	39MN 10D021XG023XGS	2613U25815	2013		
26	9321151	D3050	Air Handler [AHU 5]	Interior AHU, Easy/Moderate Access	12000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Carrier	39MN17D022GMD23XCS	2014U31047	2014		
27	9321179	D3050	Air Handler [AHU 6]	Interior AHU, Easy/Moderate Access	12000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Twin City Fan & Blower		14-50-055-1			
28	9321152	D3050	Air Handler [AHU 7]	Interior AHU, Easy/Moderate Access	12000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Carrier					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	9321157	D3050	Air Handler [AHU 8]	Interior AHU, Easy/Moderate Access	39000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Carrier	39MASTW05R1KCHXX2X	2014U41046	2014		
30	9321199	D3060	Axial Flow Fan	In-Line,	20000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Carrier	27DC330K	A5325-02-071			
31	9302244	D3060	Axial Flow Fan [EXHAUST FAN]	In-Line, up to 1 HP Motor	1000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Cook	225SON-B	No dataplate			
32	9321153	D3060	Axial Flow Fan [RAF-3]	In-Line, 10 HP Motor	35000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Mechanical Room	Twin City Fan & Blower		13490415-2-1			
33	9302221	D3060	Exhaust Fan	Centrifugal, 16" Damper	2000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Illegible	Illegible	Illegible			
34	9302275	D3060	Exhaust Fan	Centrifugal, 36"Damper	10000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Twin City Fan & Blower	BCV-SW	13-490416-1-1			
35	9321159	D3060	Exhaust Fan	Centrifugal, 36"Damper	12000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Roof	Carrier	27DC365K	0A5325-01-071			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	9321198	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Roof						
37	9321184	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Building Exterior						
38	9321128	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Roof						
39	9321186	D3060	Exhaust Fan [RAF-6]	Centrifugal, 10 to 15 HP Motor	35000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Twin City Fan & Blower		14-507755-1-1			
40	9321131	D3060	Exhaust Fan [RAF-7]	Centrifugal, 5 HP Motor	25000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse						
41	9321206	D3060	Exhaust Fan [RAF-8]	Centrifugal, 5 HP Motor	25000 CFM	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Twin City Fan & Blower					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9321145	D5010	Generator	Diesel	80 KW	Piney Branch Elementary School / Piney Branch Elementary School	Electrical Room	Kohler	80REZGD	SOM326NP1	2013		
2	9302243	D5010	Supplemental Components	Capacitor Bank, 200 kVAR		Piney Branch Elementary School / Piney Branch Elementary School	Garbage storage	Harmony	450SS	450SS-0862			
3	9321143	D5010	Automatic Transfer Switch [HV-1]	ATS	100 AMP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Kohler					
4	9321176	D5010	Automatic Transfer Switch [HV-2]	ATS	100 AMP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Kohler					
5	9302250	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Piney Branch Elementary School / Piney Branch Elementary School	Kitchen electrical room	Square D	TD-3075H4-216	S01453-3			
6	9321175	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Piney Branch Elementary School / Piney Branch Elementary School	Electrical Room	Sorgel Electric Corp		S-01550-1			
7	9321174	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Siemens		0009			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9321169	D5020	Switchboard	277/480 V	1600 AMP	Piney Branch Elementary School / Piney Branch Elementary School	Electrical Room						
9	9302180	D5020	Distribution Panel	277/480 V	400 AMP	Piney Branch Elementary School / Piney Branch Elementary School	Kitchen electrical room	Inaccessible	Inaccessible	Inaccessible			
10	9302209	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Danfoss	No dataplate	706304Y253			
11	9302240	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Danfoss	No dataplate	706704Y253			
12	9302249	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	12	Danfoss	No dataplate	706204Y253			
13	9302204	D5030	Variable Frequency Drive	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	12	Danfoss	No dataplate	706604Y253			
14	9321136	D5030	Variable Frequency Drive [AHU -5]	VFD, by HP of Motor		Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss	17421942	766804Y164			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9321137	D5030	Variable Frequency Drive [AHU -6]	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss	174Z2862	776604Y164			
16	9321201	D5030	Variable Frequency Drive [AHU -7]	VFD, by HP of Motor	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss		423402Y114			
17	9321196	D5030	Variable Frequency Drive [AHU -8]	VFD, by HP of Motor	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss		423402Y114			
18	9321203	D5030	Variable Frequency Drive [RAF -5]	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss	174Z2862	776604Y164			
19	9321191	D5030	Variable Frequency Drive [RAF -7]	VFD, by HP of Motor	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss		776604Y164			
20	9321156	D5030	Variable Frequency Drive [RAF -8]	VFD, by HP of Motor	15 HP	Piney Branch Elementary School / Piney Branch Elementary School	Penthouse	Danfoss		034133H194			
21	9302212	D5030	Variable Frequency Drive [VFD AHU 2]	VFD, by HP of Motor	10 HP	Piney Branch Elementary School / Piney Branch Elementary School	Boiler Room	Danfoss	No dataplate	706804Y253			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	9302189	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide	400 WATT	Piney Branch Elementary School / Piney Branch Elementary School	Gymnasium						24
23	9302259	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Piney Branch Elementary School / Piney Branch Elementary School	Pool						16
24	9321211	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Piney Branch Elementary School / Piney Branch Elementary School	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9321204	D7050	Fire Alarm Panel	Multiplex		Piney Branch Elementary School / Piney Branch Elementary School	Utility Rooms/Areas						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9302223	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen						
2	9302198	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen						
3	9302255	E1030	Foodservice Equipment	Convection Oven, Single		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Blodgett	DFG-200	081617EA051B			
4	9302206	E1030	Foodservice Equipment	Convection Oven, Single		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Blodgett	DFG-200	081617EA050T			
5	9302219	E1030	Foodservice Equipment	Dairy Cooler/Wells		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	No dataplate	No dataplate	No dataplate			
6	9302200	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Metro	No dataplate	No dataplate			
7	9302187	E1030	Foodservice Equipment	Icemaker, Freestanding		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	9302248	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Trenton	T775A	02011648			
9	9302222	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Inaccessible	Inaccessible	Inaccessible			
10	9302178	E1030	Foodservice Equipment	Walk-In, Freezer		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Bally	DEN	02732			
11	9302203	E1030	Foodservice Equipment	Walk-In, Refrigerator		Piney Branch Elementary School / Piney Branch Elementary School	Kitchen	Bally	DEN	C273-2			
12	9321133	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Piney Branch Elementary School / Piney Branch Elementary School	Hallways & Common Areas						2

