FACILITY CONDITION ASSESSMENT

prepared for

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

Poolesville Elementary School
19565 Fisher Avenue
Poolesville, MD 20837

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BV PROJECT #:
172559.25R000-091.354

DATE OF REPORT:
May 1, 2026

ON SITE DATE:
February 2-3,2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	19565 Fisher Avenue, Poolesville, MD, 20837
Site Developed	1960, renovated 1978
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 2-3, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Timothy Taylor 240.388.3039
Assessment & Report Prepared By	Joshua Phillips
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Poolesville Elementary School was originally constructed in 1960. The school has gone through several improvements throughout the years. The last major renovation was completed around 1978 and the last substantial improvements in 2025.

Architectural

The masonry load bearing structure with exterior brick finish appears structurally sound with no indications of significant settlement. Roof replacement was accomplished in 2018/2019 and the built-up system should perform well through the next 15-20 years. Most exterior and interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central HVAC system for most of the spaces. The central system runs off boilers, chiller, air handlers, and fan coil units Other systems include packaged units and split systems. TACs, fan coil units, and air handlers. The chiller was replaced in 2023; however, the boilers are much older and beginning to show some corrosion and should be replaced in the near term. Typical lifecycle replacement of remaining equipment is scattered throughout the assessment term. Domestic hot water is provided by a gas water heater at midlife and fair condition. The plumbing fixtures and distribution piping are in the middle of their estimated life with no immediate needs identified. The electrical system is composed of a switchboard, transformers, and distribution panels. The system contains a generator with two ATS that supplies emergency power to emergency lights and exit signs. Most of the electrical infrastructure and components are in fair condition. The lighting system currently utilizes linear fluorescent fixtures and LED. The fire alarm system is in fair condition. The commercial kitchen equipment is generally in fair condition. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The school occupies a 12.28 acre site, featuring typical amenities for a school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lot asphalt paving and striping are in good condition. The campus includes playground, sport fields, and courts in good and fair conditions. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security and is in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.557385.

Immediate Needs

There are no immediate needs to report.

Key Findings

Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Earle B. Wood Middle School Site General

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $8,000

**$$**$$

Areas of cracked, broken, or missing concrete. Facilities department notes uneven pavement in front of trash room, causing a tripping hazard. - AssetCALC ID: 10292156

Parking Lots

Pavement, Asphalt
Site Earle B. Wood Middle School Site Parking Areas

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2026**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $11,000

**$$$**$

Patch areas of failed asphalt. Facilities department notes cracks and water accumulation at front entrance. - AssetCALC ID: 10292161

ADA Kitchen & Laundry Areas

Laundry Sink, Height/Location/Clearance
Poolesville Elementary School Break Room

Uniformat Code: Y1060
Recommendation: **Modify in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,100

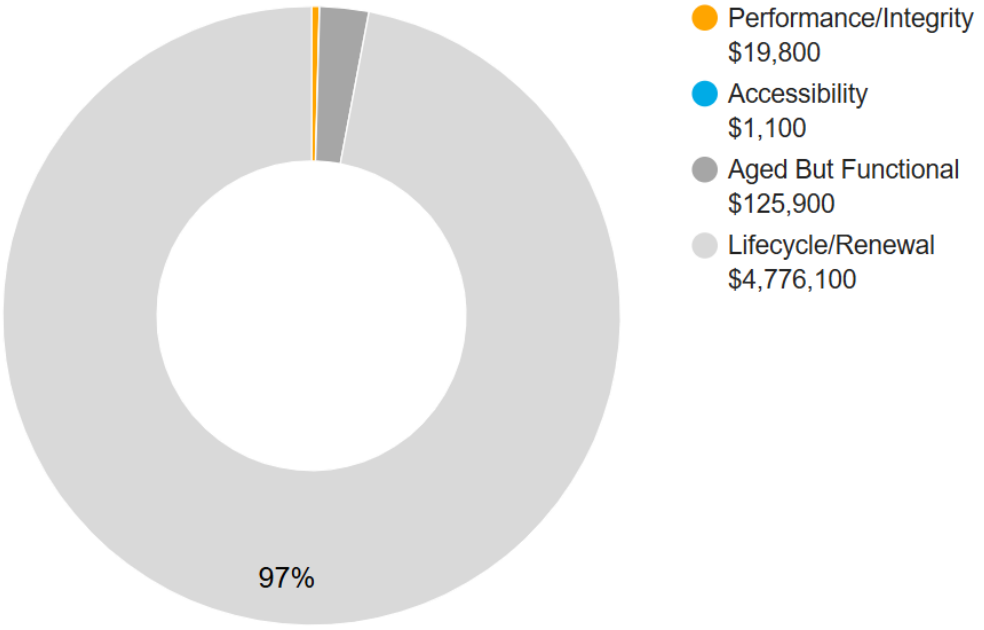
**$**$$$

The sink is inaccessible from forward approach. - AssetCALC ID: 10926138

Plan Types

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

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



10-YEAR TOTAL: $4,922,900

2. Building Information

Main Building: Systems Summary		
Address	19565 Fisher Avenue, Poolesville, MD, 20837	
GPS Coordinates	39.14394525739192, -77.4073707846564	
Constructed/Renovated	1960 / 2025	
Building Area	64,803 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Paint Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system	Good
Interiors	Walls: Painted gypsum board, ceramic tile, brick, and gym pad Floors: Carpet, VCT, ceramic tile, wood strip, painted concrete Ceilings: ACT	Good
Elevators	None	--

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	Central System: Boilers, air handlers, feeding fan coil units and cabinet terminal units Non-Central System: Split-system heat pumps Supplemental components: Pumps and exhaust fans	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	$3,048,100	$1,067,500	$4,115,600
Facade	-	-	-	$24,800	$62,600	$87,400
Roofing	-	-	-	-	$1,590,900	$1,590,900
Interiors	-	-	$27,300	$724,600	$703,000	$1,454,900
Plumbing	-	-	-	-	$44,800	$44,800
HVAC	-	$5,900	$197,500	-	$1,131,800	$1,335,200
Fire Protection	-	-	-	-	$151,500	$151,500
Electrical	-	-	$49,700	$56,600	$574,000	$680,200
Fire Alarm & Electronic Systems	-	-	-	-	$228,700	$228,700
Equipment & Furnishings	-	-	$67,100	$15,000	$48,900	$130,900
Accessibility	-	$1,100	-	-	-	$1,100
TOTALS (3% inflation)	**-**	**$7,100**	**$341,600**	**$3,869,100**	**$5,603,600**	**$9,821,400**

3. Site Summary

Site Information		
Site Area	12.28 acres	
Parking Spaces	65 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted signage chain link fencing Playgrounds and sports fields and courts fencing, and site lights Limited trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
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
Site Utilities	-	-	-	-	$57,000	$57,000
Site Development	-	-	$2,900	$9,000	$1,204,500	$1,216,400
Site Pavement	-	-	-	$29,800	$74,600	$104,500
TOTALS (3% inflation)	**-**	**-**	**$2,900**	**$38,800**	**$1,336,200**	**$1,377,900**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1960 / 1978	No	No
Main Building	1960 / 1978	No	Yes

No detailed follow-up accessibility study is currently recommended since only a single moderate issue was identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Poolesville Elementary School, 19565 Fisher Avenue, Poolesville, MD 20837, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

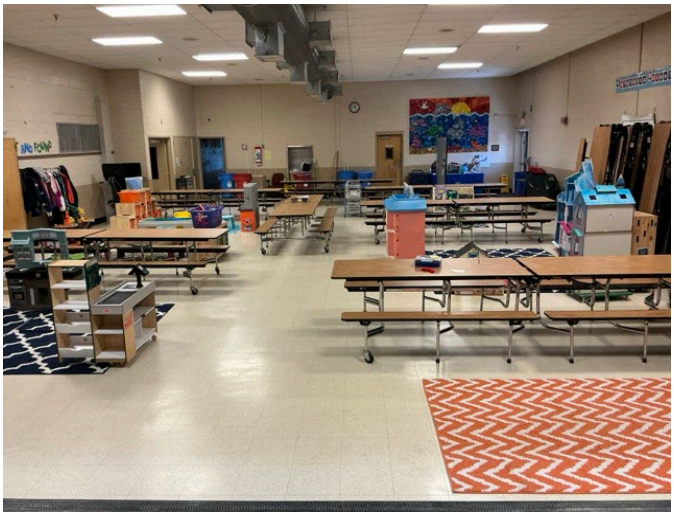
Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION



5 - CAFETERIA

6 - BREAKROOM

Photographic Overview

7 - CLASSROOM

8 - ART CLASSROOM

9 - KITCHEN

10 - STAGE

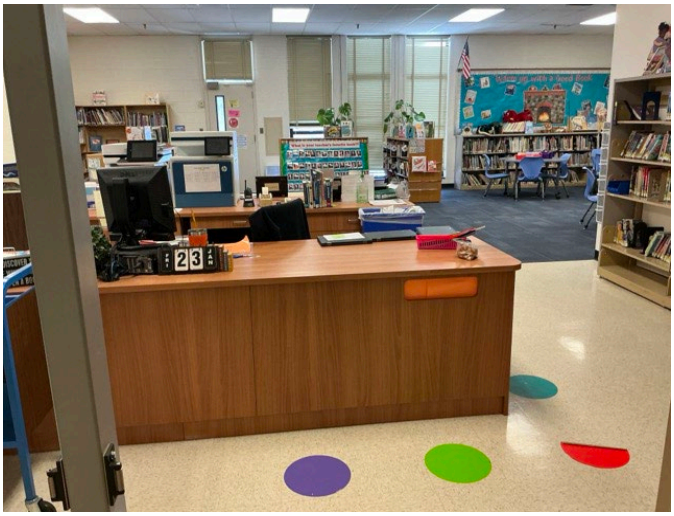
11 - LOBBY

12 - RECEPTION AREA

Photographic Overview

13 - NURSE

14 - HALLWAY



15 - LIBRARY

16 - GYMNASIUM

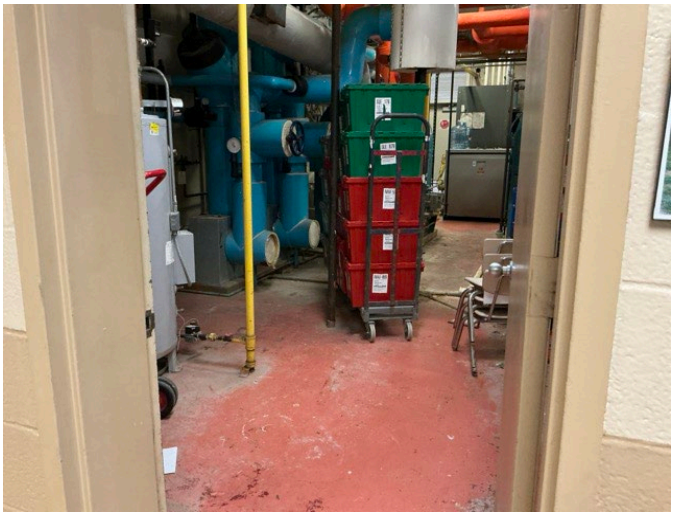
17 - CONFERENCE ROOM

18 - HVAC BOILERS

Photographic Overview

19 - AIR HANDLER

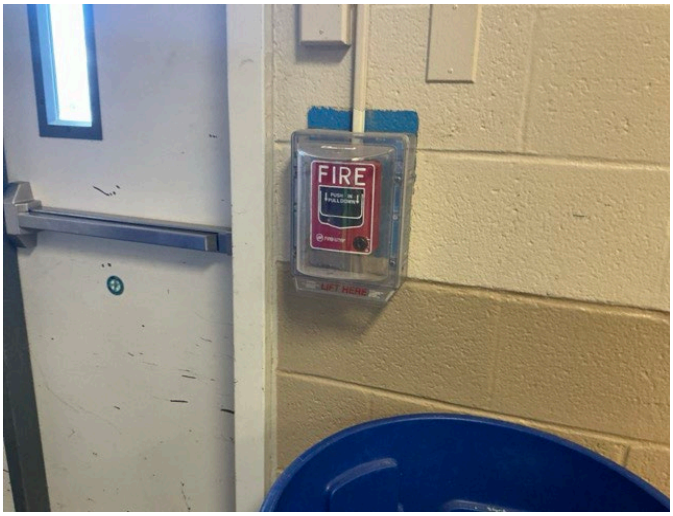
20 - SUPPLEMENTAL HVAC EQUIPMENT



21 - MAIN ELECTRICAL ROOM

22 - EMERGENCY GENERATOR

23 - FIRE ALARM PANEL



24 - FIRE ALARM DEVICES

Photographic Overview

25 - PLAYGROUND

26 - SPORTS COURTS

27 - PROPERTY SIGNAGE

28 - MAIN PARKING AREA

29 - PLAYGROUND

30 - SECONDARY PARKING AREA

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-091.354	Poolesville Elementary School
Source	**On-Site Date**
Google	February 2-3,2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Poolesville Elementary School

Name of person completing form: Timothy Taylor

Title / Association with property: Building Service Manager

Length of time associated w/ property: 5.5 years

Date Completed: December 2, 2025

Phone Number: 240.388.3039

Method of Completion: PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year(s) constructed / renovated	Constructed:1960		Renovated:1963, and 1978
2	Building size in SF	64,803 SQ. FT. (could be slightly off due to construction this past summer.)		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2003-2004	Old wooden exterior walls replaced with metal exterior walls. (Metro Metals was contractor)
		Roof	N/A	Roof was replaced around 8 years ago.
		Interiors	Summer 2025	All Bathrooms, and library/media center renovated. 5 new teaching spaces were created. (Doris Diaz/ Michael Schmidt from MCPS construction for details)
		HVAC	2023-2024	All Unit ventilator valves and copper pipes replaced due to severe/constant pipe/valve rupture issues.
		Electrical	September 2025	New transformer installed by Potomac Edison.
		Site Pavement	2025	Exterior basketball courts paved as well as some sidewalks
		Accessibility	N/A	

Question		Response
4	List other significant capital improvements (focus on recent years; provide approximate date).	Exterior wood walls replaced with metal 2024-2025 (PAUL Wareham MCPS Construction). New library/ 5 new teaching spaces/ and all new bathrooms (Summer 2025)
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Summer 2026- New PA system being installed/ as well as new classroom casework. (Paul Wareham MCPS Construction contact)

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None

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?		NO			
8	Are there any wall, window, basement or roof leaks?		NO			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		NO			
10	Are your elevators unreliable, with frequent service calls?				NA	No elevator (1 level school)
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		NO			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	YES				Reason unit ventilator valves and piping were replaced.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	YES				Gym does not cool adequately.
14	Is the electrical service outdated, undersized, or problematic?		NO			
15	Are there any problems or inadequacies with exterior lighting?		NO			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		NO			Bio-retention ponds seem to drain extremely slow, leading to pooling water. Contacted contractor but is a continuing issue.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		NO			
18	ADA: Has an accessibility study been previously performed? If so, when?				NA	Not sure
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	YES				Building signage in process of being updated. Handicap bathrooms installed this past summer.
20	ADA: Has building management reported any accessibility-based complaints or litigation?		NO			
21	Are any areas of the property leased to outside occupants?	YES				Global Children's Center (on site daycare)

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Poolesville Elementary School

BV Project Number: 172559.25R000-091.354

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

Abbreviated Accessibility Checklist

Parking

2ND AREA OF ACCESSIBLE PARKING

OVERVIEW OF ACCESSIBLE PARKING AREA

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR PATH

STAIR RAILS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

SINK, FAUCET HANDLES AND ACCESSORIES

TOILET STALL OVERVIEW

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

BREAKROOM OVERVIEW

BREAKROOM OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Poolesville Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	64,803 SF	11	10310341
B1010	Superstructure	Fair	Structural Framing, Steel Columns & Beams, 1-2 Story Building	64,803 SF	10	10310319
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	14,600 SF	13	10310296
B2010	Building Exterior	Good	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	4,200 SF	10	10310349
B2020	Building Exterior	Good	Glazing, any type by SF	2,100 SF	22	10310351
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	9	10310300
Roofing						
B3010	Roof	Good	Roofing, Built-Up	64,803 SF	19	10310308
Interiors						
C1030	Throughout Building	Good	Interior Door, Steel, Standard	10	41	10310304
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	50	41	10310294
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	64,800 SF	17	10310363
C2010	Throughout Building	Good	Wall Finishes, Ceramic Tile	25,900 SF	32	10310337
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	77,800 SF	10	10310339
C2010	Throughout Building	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	13,000 SF	7	10310358
C2030	Throughout Building	Good	Flooring, Ceramic Tile	9,700 SF	32	10310324
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	16,200 SF	4	10310334
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	6,500 SF	7	10310310
C2030	Throughout Building	Fair	Flooring, Wood, Sports	6,500 SF	6	10310316
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	25,900 SF	7	10310292
Plumbing						
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Single-Level	3	16	10310313

Component Condition Report | Poolesville Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	64,803	SF	28	10310301
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3		18	10310314
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	2		16	10310365
D2010	Throughout Building	Good	Toilet, Commercial Water Closet	20		31	10310350
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	1		30	10310320
D2010	Electrical Room	Fair	Backflow Preventer, Domestic Water, .75 IN	1		18	10310303
D2010	Electrical Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 193 GAL	1		12	10310306
D2010	Throughout Building	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	20		31	10310297
D2010	Throughout Building	Good	Sink/Lavatory, Service Sink, Laundry	2		29	10310353
D2010	Throughout Building	Good	Urinal, Standard	6		31	10310326
D2060	Electrical Room	Good	Air Compressor, Tank-Style, 2 HP	1		18	10310329
HVAC							
D3020	Electrical Room	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH, 2050 MBH [Boiler #1]	1		5	10310295
D3020	Electrical Room	Fair	Boiler, Gas, HVAC, 2001 to 2500 MBH, 2050 MBH [Boiler #2]	1		5	10310364
D3030	Building Exterior	Good	Chiller, Air-Cooled, 195 TON	1		24	10945279
D3030	Roof	Fair	Split System Pairing, Interior & Exterior Component, In Tandem, 4 TON, 4 TON	1		2	10310315
D3050	Building Exterior	Fair	Packaged Unit, RTU, Roof-Mounted, 16 to 20 TON, Inaccessible	1		4	10310386
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	64,803	SF	18	10310347
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	64,803	SF	32	10310355
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1		11	10404188
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Packaged, 4001 to 6000 CFM, 5600 CFM	1		15	10310343
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON	1		11	10404196
D3050	Electrical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP	1		17	10310307
D3050	Throughout Building	Good	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 1200 CFM	20		19	10310357
D3050	Throughout Building	Good	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, 14,500 BTU	5		20	10310298

Component Condition Report | Poolesville Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D3050	Electrical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP	1		17	10310318
D3050	Building Exterior	Fair	Packaged Unit, RTU, Roof-Mounted, 16 to 20 TON, 17.5 TON	1		3	10945280
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 760 CFM [CLASSROOM-7-8]	1		5	10404190
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 6800 CFM [EF-33]	1		5	10404195
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 616 CFM [EF-21]	1		5	10404194
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 4550 CFM [EF-24]	1		5	10404184
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EF-34]	1		5	10404193
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-16]	1		5	10404191
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-26]	1		5	10404189
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 4050 CFM [EF-19]	1		5	10404198
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1275 CFM [EF-20]	1		5	10404197
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 4175 CFM [EF-32]	1		5	10404186
Fire Protection							
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10	LF	12	10310352
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	64,803	SF	17	10310330
D4010	Throughout Building	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	2		15	10310293
Electrical							
D5010	Stage	Fair	Automatic Transfer Switch, ATS, 100 AMP	1		13	10310346
D5010	Stage	Fair	Automatic Transfer Switch, ATS, 100 AMP	1		13	10310312
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 80 KW	1		13	10310345
D5020	Stage	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1		18	10310328
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1		5	10310317
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1200 AMP	1		14	10310309
D5020	Stage	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1		18	10310362
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1		4	10310302

Component Condition Report | Poolesville Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP [K]	1	4	10310348
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install	1	4	10310311
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	64,803 SF	16	10310305
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	64,803 SF	21	10310366
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	20	21	10310338
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	64,803 SF	10	10310335
Fire Alarm & Electronic Systems						
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	64,803 SF	16	10310360
D7050	Fire Control Room	Good	Fire Alarm Panel, Fully Addressable	1	11	10310336
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, 15 AMP	1	4	10404192
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10310325
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [WIR HV-2]	1	4	10310344
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	31	10310321
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10310361
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	10310327
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	10310342
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, 15 AMP	1	4	10404185
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	31	10310340
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer [WIF HV-2]	1	4	10310299
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	9	10310332
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310322
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310359
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310354
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310356

Component Condition Report | Poolesville Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310333
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	22	10310331
Accessibility						
Y1060	Break Room	NA	ADA Kitchen & Laundry Areas, Laundry Sink, Height/Location/Clearance, Modify	1	0	10926138

Component Condition Report | Poolesville Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,500 SF	26	10310377
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,500 SF	6	10310372
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10310393
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	12	10310370
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10310387
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	5	12	10310384
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310378
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310383
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310380
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310379
G2050	Building Exterior	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	16,700 SF	26	10310391
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10310381
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	2	12	10310392
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310388
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	17	10310385
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	12	10310376

Component Condition Report | Poolesville Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1		12	10310390
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1		17	10310389
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	7		12	10310374
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	5		12	10310375
G2050	Building Exterior	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	1		17	10310373
G2050	Building Exterior	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	16,700	SF	6	10310394
Sitework							
G2060	Building Exterior	Fair	Flagpole, Metal	1		5	10310371
G2060	Building Exterior	Good	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1		21	10310382
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	10		12	10310369

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/22/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Poolesville Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Poolesville Elementary School / Main Building	$0	$1,133	$5,941	$31,252	$151,493	$158,821	$79,942	$492,011	$0	$18,632	$3,278,520	$1,132,380	$19,497	$141,208	$150,200	$77,820	$478,545	$604,429	$938,371	$1,716,195	$344,935	**$9,821,326**
Poolesville Elementary School / Site	$0	$0	$0	$0	$0	$2,898	$38,795	$0	$0	$0	$0	$44,974	$1,176,253	$0	$0	$0	$52,137	$62,808	$0	$0	$0	**$1,377,865**
Grand Total	**$0**	**$1,133**	**$5,941**	**$31,252**	**$151,493**	**$161,719**	**$118,737**	**$492,011**	**$0**	**$18,632**	**$3,278,520**	**$1,177,354**	**$1,195,750**	**$141,208**	**$150,200**	**$77,820**	**$530,682**	**$667,237**	**$938,371**	**$1,716,195**	**$344,935**	**$11,199,191**

Poolesville Elementary School

Poolesville Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
A4010	Substructure	10310341	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	75	64	11	64803	SF	$11.90	$771,156												$771,156											**$771,156**
B1010	Superstructure	10310319	Structural Framing, Steel Columns & Beams, 1-2 Story Building	75	65	10	64803	SF	$35.00	$2,268,105											$2,268,105											**$2,268,105**
B2010	Building Exterior	10310349	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	0	10	4200	SF	$3.00	$12,600											$12,600											**$25,200**
B2010	Building Exterior	10310296	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	7	13	14600	SF	$1.86	$27,156														$27,156								**$27,156**
B2050	Building Exterior	10310300	Exterior Door, Steel, Standard, Replace	30	21	9	10	EA	$600.00	$6,000										$6,000												**$6,000**
B3010	Roof	10310308	Roofing, Built-Up, Replace	25	6	19	64803	SF	$14.00	$907,242																				$907,242		**$907,242**
C1070	Throughout Building	10310363	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	64800	SF	$3.50	$226,800																		$226,800				**$226,800**
C2010	Throughout Building	10310358	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	8	7	13000	SF	$16.80	$218,400								$218,400														**$218,400**
C2010	Throughout Building	10310339	Wall Finishes, any surface, Prep & Paint	10	0	10	77800	SF	$1.50	$116,700											$116,700										$116,700	**$233,400**
C2030	Throughout Building	10310334	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	16200	SF	$1.50	$24,300					$24,300										$24,300							**$48,600**
C2030	Throughout Building	10310292	Flooring, Vinyl Tile (VCT), Replace	15	8	7	25900	SF	$5.00	$129,500								$129,500														**$129,500**
C2030	Throughout Building	10310310	Flooring, Carpet, Commercial Standard, Replace	10	3	7	6500	SF	$7.50	$48,750								$48,750										$48,750				**$97,500**
C2030	Throughout Building	10310316	Flooring, Wood, Sports, Replace	30	24	6	6500	SF	$10.30	$66,950							$66,950															**$66,950**
D2010	Electrical Room	10310306	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	8	12	1	EA	$9,675.00	$9,675													$9,675									**$9,675**
D2010	Electrical Room	10310303	Backflow Preventer, Domestic Water, Replace	30	12	18	1	EA	$1,100.00	$1,100																			$1,100			**$1,100**
D2010	Throughout Building	10310313	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	-1	16	3	EA	$1,200.00	$3,600																	$3,600					**$3,600**
D2010	Throughout Building	10310365	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	-1	16	2	EA	$1,500.00	$3,000																	$3,000					**$3,000**
D2010	Throughout Building	10310314	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	3	EA	$1,200.00	$3,600																			$3,600			**$3,600**
D2060	Electrical Room	10310329	Air Compressor, Tank-Style, Replace	20	2	18	1	EA	$7,270.00	$7,270																			$7,270			**$7,270**
D3020	Electrical Room	10310295	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	25	5	1	EA	$52,500.00	$52,500						$52,500																**$52,500**
D3020	Electrical Room	10310364	Boiler, Gas, HVAC, 2001 to 2500 MBH, Replace	30	25	5	1	EA	$52,500.00	$52,500						$52,500																**$52,500**
D3030	Roof	10310315	Split System Pairing, Interior & Exterior Component, In Tandem, 4 TON, Replace	15	13	2	1	EA	$5,600.00	$5,600			$5,600															$5,600					**$11,200**
D3050	Electrical Room	10310307	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$7,600.00	$7,600																		$7,600					**$7,600**
D3050	Electrical Room	10310318	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	8	17	1	EA	$7,600.00	$7,600																		$7,600					**$7,600**
D3050	Building Exterior	10945280	Packaged Unit, RTU, Roof-Mounted, 16 to 20 TON, Replace	20	17	3	1	EA	$21,400.00	$21,400				$21,400																		**$21,400**
D3050	Building Exterior	10310386	Packaged Unit, RTU, Roof-Mounted, 16 to 20 TON, Replace	20	16	4	1	EA	$21,400.00	$21,400					$21,400																	**$21,400**
D3050	Roof	10404188	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$11,900.00	$11,900												$11,900										**$11,900**
D3050	Roof	10404196	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$20,000.00	$20,000												$20,000										**$20,000**
D3050	Mechanical Room	10310343	Air Handler, Interior AHU, Packaged, 4001 to 6000 CFM, Replace	30	15	15	1	EA	$29,950.00	$29,950																$29,950						**$29,950**
D3050	Throughout Building	10310347	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	12	18	64803	SF	$8.00	$518,424																			$518,424			**$518,424**
D3050	Throughout Building	10310357	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	1	19	20	EA	$2,530.00	$50,600																				$50,600		**$50,600**
D3050	Throughout Building	10310298	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	0	20	5	EA	$3,912.00	$19,560																					$19,560	**$19,560**
D3060	Roof	10404190	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10404195	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	20	5	1	EA	$4,000.00	$4,000						$4,000																**$4,000**
D3060	Roof	10404194	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10404184	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	10404193	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	10404191	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	10404189	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	10404198	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	10404197	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	20	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Roof	10404186	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D4010	Throughout Building	10310293	Supplemental Components, Fire Riser, Wet, Replace	40	25	15	2	EA	$10,000.00	$20,000																$20,000						**$20,000**

Replacement Reserves Report

4/22/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D4010	Throughout Building	10310330	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	8	17	64803	SF	$1.07	$69,339																		$69,339					**$69,339**
D4010	Kitchen	10310352	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	8	12	10	LF	$400.00	$4,000													$4,000										**$4,000**
D5010	Building Exterior	10310345	Generator, Gas or Gasoline, Replace	25	12	13	1	EA	$52,000.00	$52,000														$52,000									**$52,000**
D5010	Stage	10310346	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$8,500.00	$8,500														$8,500									**$8,500**
D5010	Stage	10310312	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$8,500.00	$8,500														$8,500									**$8,500**
D5020	Electrical Room	10310302	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$25,000.00	$25,000					$25,000																		**$25,000**
D5020	Mechanical Room	10310317	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$7,600.00	$7,600						$7,600																	**$7,600**
D5020	Electrical Room	10310309	Switchboard, 277/480 V, Replace	40	26	14	1	EA	$75,000.00	$75,000															$75,000								**$75,000**
D5020	Stage	10310328	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$6,000.00	$6,000																			$6,000				**$6,000**
D5020	Stage	10310362	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$7,600.00	$7,600																			$7,600				**$7,600**
D5020	Kitchen	10310348	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																		**$6,000**
D5030	Throughout Building	10310305	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	64803	SF	$2.50	$162,008																	$162,008						**$162,008**
D5030	Mechanical Room	10310311	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	$5,300.00	$5,300					$5,300																		**$5,300**
D5040	Throughout Building	10310335	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	0	10	64803	SF	$0.65	$42,122											$42,122											$42,122	**$84,244**
D7030	Throughout Building	10310360	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	-1	16	64803	SF	$2.00	$129,606																	$129,606						**$129,606**
D7050	Fire Control Room	10310336	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000												$15,000											**$15,000**
E1030	Kitchen	10310325	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600				**$7,200**
E1030	Kitchen	10310361	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600				**$7,200**
E1030	Roof	10404192	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300			**$12,600**
E1030	Kitchen	10310344	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$15,000					$15,000																		**$15,000**
E1030	Roof	10404185	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300			**$12,600**
E1030	Kitchen	10310299	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	$25,000.00	$25,000					$25,000																		**$25,000**
E1030	Kitchen	10310327	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700							$1,700																**$1,700**
E1030	Kitchen	10310342	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	8	7	1	EA	$1,700.00	$1,700							$1,700																**$1,700**
E1030	Kitchen	10310332	Foodservice Equipment, Convection Oven, Double, Replace	10	1	9	1	EA	$8,280.00	$8,280									$8,280											$8,280			**$16,560**
Y1060	Break Room	10926138	ADA Kitchen & Laundry Areas, Laundry Sink, Height/Location/Clearance, Modify	0	2026	* 0	1	EA	$1,100.00	$1,100		$1,100																				**$1,100**
Totals, Unescalated											**$0**	**$1,100**	**$5,600**	**$28,600**	**$134,600**	**$137,000**	**$66,950**	**$400,050**	**$0**	**$14,280**	**$2,439,527**	**$818,056**	**$13,675**	**$96,156**	**$99,300**	**$49,950**	**$298,214**	**$365,689**	**$551,194**	**$978,722**	**$190,982**	**$6,689,644**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,133**	**$5,941**	**$31,252**	**$151,493**	**$158,821**	**$79,942**	**$492,011**	**$0**	**$18,632**	**$3,278,520**	**$1,132,380**	**$19,497**	**$141,208**	**$150,200**	**$77,820**	**$478,545**	**$604,429**	**$938,371**	**$1,716,195**	**$344,935**	**$9,821,326**

Poolesville Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	10310372	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	-1	6	55500	SF	$0.45	$24,975							$24,975					$24,975					$24,975						**$74,925**
G2050	Building Exterior	10310394	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	-1	6	16700	SF	$0.45	$7,515							$7,515					$7,515					$7,515						**$22,545**
G2050	Building Exterior	10310378	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310383	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310380	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310379	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310388	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310385	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310389	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Building Exterior	10310373	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	8	17	1	EA	$4,750.00	$4,750																		$4,750					**$4,750**
G2050	Site Playground Areas	10310393	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000										**$20,000**
G2050	Site Playground Areas	10310370	Play Structure, Multipurpose, Large, Replace	20	8	12	1	EA	$35,000.00	$35,000													$35,000										**$35,000**
G2050	Site Playground Areas	10310387	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000										**$20,000**
G2050	Site Playground Areas	10310384	Play Structure, Multipurpose, Large, Replace	20	8	12	5	EA	$35,000.00	$175,000													$175,000										**$175,000**
G2050	Site Playground Areas	10310381	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000										**$20,000**
G2050	Site Playground Areas	10310392	Play Structure, Multipurpose, Medium, Replace	20	8	12	2	EA	$20,000.00	$40,000													$40,000										**$40,000**
G2050	Site Playground Areas	10310376	Play Structure, Multipurpose, Medium, Replace	20	8	12	1	EA	$20,000.00	$20,000													$20,000										**$20,000**
G2050	Site Playground Areas	10310390	Play Structure, Multipurpose, Large, Replace	20	8	12	1	EA	$35,000.00	$35,000													$35,000										**$35,000**
G2050	Site Playground Areas	10310374	Play Structure, Multipurpose, Large, Replace	20	8	12	7	EA	$35,000.00	$245,000													$245,000										**$245,000**
G2050	Site Playground Areas	10310375	Play Structure, Multipurpose, Large, Replace	20	8	12	5	EA	$35,000.00	$175,000													$175,000										**$175,000**
G2060	Building Exterior	10310371	Flagpole, Metal, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																	**$2,500**

Replacement Reserves Report

4/22/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G4050	Site Parking Areas	10310369	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	8	12	10	EA	$4,000.00	$40,000													$40,000									**$40,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$2,500**	**$32,490**	**$0**	**$0**	**$0**	**$0**	**$32,490**	**$825,000**	**$0**	**$0**	**$0**	**$32,490**	**$38,000**	**$0**	**$0**	**$0**	**$962,970**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$2,898**	**$38,795**	**$0**	**$0**	**$0**	**$0**	**$44,974**	**$1,176,253**	**$0**	**$0**	**$0**	**$52,137**	**$62,808**	**$0**	**$0**	**$0**	**$1,377,865**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10310306	D2010	**Water Heater**	Gas, Commercial (200 MBH), 100 to 199 GAL	193 GAL	Poolesville Elementary School / Main Building	Electrical Room	State	SBD-81-199NE 118	1726106708822	2017		
2	10310303	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Poolesville Elementary School / Main Building	Electrical Room	Zurn	LF009M3QT RP	Illegible	2013		
3	10310329	D2060	**Air Compressor**	Tank-Style	2 HP	Poolesville Elementary School / Main Building	Electrical Room	Baldor	M3154T	F0506283176	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10310295	D3020	**Boiler** [Boiler #1]	Gas, HVAC, 2001 to 2500 MBH	2050 MBH	Poolesville Elementary School / Main Building	Electrical Room	Kewaunee	M-205-8	Illegible	1999		
2	10310364	D3020	**Boiler** [Boiler #2]	Gas, HVAC, 2001 to 2500 MBH	2050 MBH	Poolesville Elementary School / Main Building	Electrical Room	Kewaunee	Illegible	Illegible	1999		
3	10945279	D3030	**Chiller**	Air-Cooled	195 TON	Poolesville Elementary School / Main Building	Building Exterior	Daikin Industries	AGZ211ETHEMNN0B	SLPU230266052	2023		
4	10310315	D3030	**Split System Pairing**	Interior & Exterior Component, In Tandem, 4 TON	4 TON	Poolesville Elementary School / Main Building	Roof	No dataplate	2TTZ9048B1000AA	6256SCL1F	2006		
5	10310307	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Poolesville Elementary School / Main Building	Electrical Room	Marathon Electric	Illegible	Illegible	2017		
6	10310318	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Poolesville Elementary School / Main Building	Electrical Room	Marathon Electric	Illegible	Illegible	2017		
7	10310343	D3050	**Air Handler**	Interior AHU, Packaged, 4001 to 6000 CFM	5600 CFM	Poolesville Elementary School / Main Building	Mechanical Room	Trane	MCCB014UA00A0UA	K09F10994	2009		
8	10310298	D3050	**Fan Coil Unit**	Hydronic Terminal, 801 to 1200 CFM	14,500 BTU	Poolesville Elementary School / Main Building	Throughout Building	Trane	No dataplate	No dataplate	2025		5
9	10310357	D3050	**Fan Coil Unit**	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Poolesville Elementary School / Main Building	Throughout Building				2023		20
10	10310386	D3050	**Packaged Unit**	RTU, Roof-Mounted, 16 to 20 TON	Inaccessible	Poolesville Elementary School / Main Building	Building Exterior	Trane	Inaccessible	Inaccessible	2008		
11	10945280	D3050	**Packaged Unit**	RTU, Roof-Mounted, 16 to 20 TON	17.5 TON	Poolesville Elementary School / Main Building	Building Exterior	Trane	6311016680	YCH211C4H0CA	2006		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10404188	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Poolesville Elementary School / Main Building	Roof	Trane	THC120A4R0A 13NG	929100002L	2016		
13	10404196	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Poolesville Elementary School / Main Building	Roof	Trane	THC120A4R0A0YA45	929100016L	2016		
14	10404190	D3060	**Exhaust Fan** [CLASSROOM-7-8]	Centrifugal, 12" Damper	760 CFM	Poolesville Elementary School / Main Building	Roof	Cook	120 ACE 120C3B	105S850088-00/0005701	2005		
15	10404191	D3060	**Exhaust Fan** [EF-16]	Centrifugal, 16" Damper	1100 CFM	Poolesville Elementary School / Main Building	Roof	Cook	120 AGE 120C4B	850088-00/0000701	2005		
16	10404198	D3060	**Exhaust Fan** [EF-19]	Centrifugal, 24" Damper	4050 CFM	Poolesville Elementary School / Main Building	Roof	Cook	180ACP 180C8B	105S850088-00/0001901	2005		
17	10404197	D3060	**Exhaust Fan** [EF-20]	Centrifugal, 16" Damper	1275 CFM	Poolesville Elementary School / Main Building	Roof	Cook	165 ACE 16505B 33.	105S850088-00/0003101	2005		
18	10404194	D3060	**Exhaust Fan** [EF-21]	Centrifugal, 12" Damper	616 CFM	Poolesville Elementary School / Main Building	Roof	Dayton	YU94	05 A17616	2005		
19	10404184	D3060	**Exhaust Fan** [EF-24]	Centrifugal, 24" Damper	4550 CFM	Poolesville Elementary School / Main Building	Roof	Cook	195 ACE 19508B	1055850088-00/0004401	2005		
20	10404189	D3060	**Exhaust Fan** [EF-26]	Centrifugal, 12" Damper	400 CFM	Poolesville Elementary School / Main Building	Roof	Cook	80 ACE 80C3B 33	105S850088-00/0006901	2005		
21	10404186	D3060	**Exhaust Fan** [EF-32]	Centrifugal, 24" Damper	4175 CFM	Poolesville Elementary School / Main Building	Roof	Cook	180 ACE 180C8B 33	1058850088-00/0 0008201	2005		
22	10404195	D3060	**Exhaust Fan** [EF-33]	Centrifugal, 28" Damper	6800 CFM	Poolesville Elementary School / Main Building	Roof	Cook	245 ACE 245C9B 33	1055850088-00/0009501	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10404193	D3060	**Exhaust Fan** [EF-34]	Centrifugal, 16" Damper	1200 CFM	Poolesville Elementary School / Main Building	Roof	Cook	135 ACE 135C3B 33.	105S850088-00/0010801	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10310352	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Poolesville Elementary School / Main Building	Kitchen				2017		10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10310345	D5010	**Generator**	Gas or Gasoline	80 KW	Poolesville Elementary School / Main Building	Building Exterior	Kohler	B0REZG0	SGM326RP6	2013		
2	10310346	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Poolesville Elementary School / Main Building	Stage	Kohler	Inaccessible	Inaccessible	2013		
3	10310312	D5010	**Automatic Transfer Switch**	ATS	100 AMP	Poolesville Elementary School / Main Building	Stage	Kohler	Inaccessible	Inaccessible	2013		
4	10310328	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Poolesville Elementary School / Main Building	Stage	Siemens	3F3Y015TP1	No dataplate	2013		
5	10310317	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Poolesville Elementary School / Main Building	Mechanical Room	Sorgel	45T3H	No dataplate	2000		
6	10310362	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Poolesville Elementary School / Main Building	Stage	Siemens	Illegible	No dataplate	2013		
7	10310302	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	Poolesville Elementary School / Main Building	Electrical Room	Sorgel	TD3225H4-216	129999-6	1999		
8	10310309	D5020	**Switchboard**	277/480 V	1200 AMP	Poolesville Elementary School / Main Building	Electrical Room	Square D	44-58186-1	No dataplate	1999		
9	10310348	D5020	**Distribution Panel** [K]	120/208 V	400 AMP	Poolesville Elementary School / Main Building	Kitchen	FPE	NH0P	NA	1999		
10	10310311	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Poolesville Elementary School / Main Building	Mechanical Room	Trane	TR200		2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10310336	D7050	**Fire Alarm Panel**	Fully Addressable		Poolesville Elementary School / Main Building	Fire Control Room	Fire-Lite Alarms, Inc.	25/50ZS	No dataplate	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10310340	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Poolesville Elementary School / Main Building	Kitchen				2025		
2	10310321	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Poolesville Elementary School / Main Building	Kitchen				2025		
3	10310332	E1030	**Foodservice Equipment**	Convection Oven, Double		Poolesville Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	042424CPB-00000000000000000001	2024		
4	10310325	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Poolesville Elementary School / Main Building	Kitchen	Continental	Inaccessible	Inaccessible	2013		
5	10310361	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Poolesville Elementary School / Main Building	Kitchen	Continental	Inaccessible	Inaccessible	2013		
6	10310327	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Poolesville Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2017		
7	10310342	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Poolesville Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2017		
8	10404192	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	15 AMP	Poolesville Elementary School / Main Building	Roof	KeepRite	KH290L6 HT4A-0000	01040074	2010		
9	10404185	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer	15 AMP	Poolesville Elementary School / Main Building	Roof	KeepRite	KH150H2-HT4A-0799	01040073	2010		
10	10310299	E1030	**Foodservice Equipment** [WIF HV-2]	Walk-In, Freezer		Poolesville Elementary School / Main Building	Kitchen	Advance Energy	Inaccessible	Inaccessible	1999		
11	10310344	E1030	**Foodservice Equipment** [WIR HV-2]	Walk-In, Refrigerator		Poolesville Elementary School / Main Building	Kitchen	Advance Energy	Inaccessible	Inaccessible	1999		