



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Potomac Elementary School  
10311 River Road  
Potomac, MD 20854

**PREPARED BY:**

*Bureau Veritas  
6021 University Boulevard, Suite 200  
Ellicott City, MD 21043  
800.733.0660  
[www.bvna.com](http://www.bvna.com)*

**BV CONTACT:**

*Bill Champion  
Senior Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)*

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*December 15-16, 2025*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary School
<b>Number of Buildings</b>	1
<b>Main Address</b>	10311 River Road, Potomac, Maryland 20854
<b>Site Developed</b>	2020
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	December 15-16, 2025
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
<b>On-site Point of Contact (POC)</b>	Jesus, Building Engineer
<b>Assessment &amp; Report Prepared By</b>	John McLurg, P.E.
<b>Reviewed By</b>	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 <a href="mailto:Bill.Champion@bureauveritas.com">Bill.Champion@bureauveritas.com</a>
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The original school was constructed around 1949. This school building was completely demolished and replaced with the existing structure. The existing school building was completed in 2020. No significant renovations have been reported since.

### Architectural

The building has a masonry foundation and superstructure. The building is clad with brick veneer. The roof surfaces are flat and they are supported by steel trusses. The roof covering is a modified bituminous membrane which is mostly covered with vegetation (green roof).

The building structure appeared to be in good condition, overall. According to the Building Engineer and the PSQ, the building has developed cracks in the CMU masonry walls. The cracks were observed during the site visit. One of the cracks was observed in the CMU wall of the music classroom. Another was observed in the VCT floor covering of the same room. This appeared to be the result of differential settlement and it should be kept under observation. Other cracks were mainly observed in corner joints and vertical control joints as would be expected in such structures. These cracks were actually cracks in the masonry caulking and not the actual CMU. However, any cracks should be kept under observation throughout the life of the building. According to the information included in the PSQ and provided by the Building Engineer, the roof has experienced very few problems thus far. The windows appeared to be in good condition.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling throughout the building is provided by water-source heat pumps and rooftop air handling units. Other areas are heated and cooled by dedicated ductless split systems. The HVAC systems are controlled by a digital BAS system. Domestic hot water is provided by a gas-fired domestic boilers. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a machine room-less elevator, serving both floors. The building is provided with a comprehensive fire alarm system and complete sprinkler protection. Most of the HVAC equipment was manufactured around 2019 and appears to be in good condition.

### Site

The site is occupied by the school building, playgrounds, ballfields, parking lot and open fields. The sidewalks, parking lots and other site components appeared to be in fair 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 28% 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 62 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Most general and specialty classrooms had a lighting system capable of maintaining at least 33 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conversation.

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. 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 0.224927



## Immediate Needs

There are no immediate needs to report.

## Key Findings

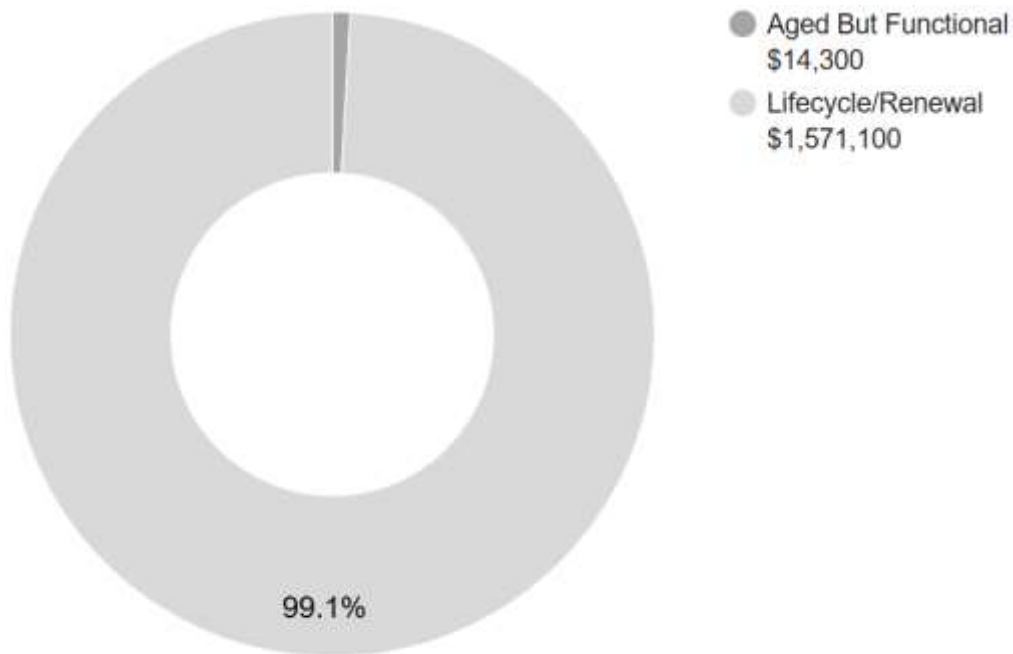
There are no key findings to report.

## 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

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



10-YEAR TOTAL: \$1,585,400

## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	10311 River Road, Potomac, Maryland 20854
<b>GPS Coordinates</b>	39-01-17N, 77-12-48W
<b>Constructed/Renovated</b>	2019-2020
<b>Building Area</b>	86,550 SF
<b>Number of Stories</b>	2 above-grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists or trusses and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Secondary Wall Finish: None Windows: Aluminum	Good
<b>Roof</b>	Primary: Flat roofing with modified-bituminous membrane Secondary: None	Good
<b>Interiors</b>	Walls: Painted CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
<b>Elevators</b>	Machine room-less system serving both levels.	Good

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron DWV Hot Water: Electric domestic boiler, gas-fired instantaneous units Fixtures: Toilets, urinals, and sinks in restrooms	Good
<b>HVAC</b>	Central System: Packaged rooftop units, dedicated water-source system heat pumps, VRF Supplemental components: Ductless split-systems, Suspended electric unit heaters	Good
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Good
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent or LED Exterior Building-Mounted Lighting: Metal-halide, HPS Emergency Power: Diesel generator with automatic transfer switch	Good
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
<b>Equipment/Special</b>	Commercial kitchen equipment	Good
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas were accessed and observed.	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	-	-	-	\$9,100	\$56,300	\$65,400
Roofing	-	-	-	-	\$665,500	\$665,500
Interiors	-	-	\$314,500	\$352,100	\$1,312,200	\$1,978,800
Conveying	-	-	-	\$11,700	-	\$11,700
Plumbing	-	-	-	\$5,900	\$78,900	\$84,800
HVAC	-	-	-	\$98,400	\$979,000	\$1,077,400
Fire Protection	-	-	\$300	-	\$167,700	\$168,100
Electrical	-	-	\$65,200	-	\$1,295,000	\$1,360,200
Fire Alarm & Electronic Systems	-	-	-	\$532,500	\$404,100	\$936,500
Equipment & Furnishings	-	-	\$16,700	\$59,200	\$616,400	\$692,200
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$396,700</b>	<b>\$1,068,900</b>	<b>\$5,575,100</b>	<b>\$7,040,700</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	9.02 acres	
<b>Parking Spaces</b>	87 total spaces, all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds, basketball court, baseball diamond, play structures Limited, park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Moderate site slopes	Good
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: HPS, metal halide	Fair
<b>Ancillary Structures</b>	None	--

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Site Development	-	-	\$15,200	\$94,300	\$355,200	\$464,700
Site Pavement	-	-	\$4,800	\$5,600	\$96,100	\$106,400
Site Utilities	-	-	-	-	\$257,700	\$257,700
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>-</b>	<b>\$20,000</b>	<b>\$99,800</b>	<b>\$709,100</b>	<b>\$828,900</b>



## 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2019-2020	No	No
Potomac Elementary School	2019-2020	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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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 Potomac Elementary School, 10311 River Road Potomac, Maryland 20854, 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.

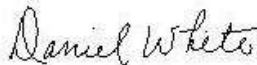
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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**Prepared by:** John McLurg, P.E.  
Project Assessor

**Reviewed by:**




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Daniel White  
Technical Report Reviewer  
*for*  
Bill Champion  
Program Manager  
443.622.5067  
[Bill.Champion@bureauveritas.com](mailto:Bill.Champion@bureauveritas.com)



## 8. Appendices

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- 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

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### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF



6 - LOBBY



### Photographic Overview



7 - CORRIDOR



8 - CLASSROOM



9 - CLASSROOM



10 - LIBRARY



11 - GYMNASIUM



12 - KITCHEN



### Photographic Overview



13 - BOILER ROOM



14 - HEATING BOILERS



15 - ROOFTOP HVAC UNIT



16 - COOLING TOWER



17 - WATER-SOURCE HEAT PUMP



18 - DUCTLESS SYSTEM



**Photographic Overview**



19 - ELECTRIC ROOM



20 - EMERGENCY GENERATOR



21 - VARIABLE FREQUENCY DRIVES



22 - SPRINKLER RISER



23 - PARKING LOTS



24 - PLAYGROUND

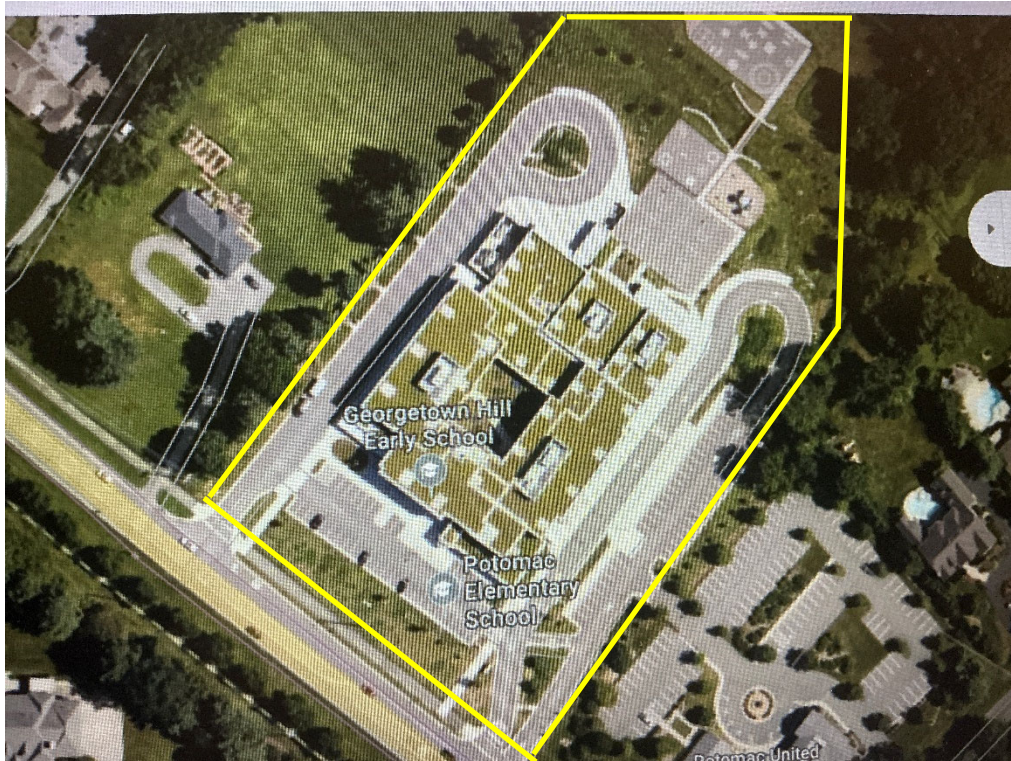




## Appendix B:

Site Plan(s)

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# Site Plan



 <b>BUREAU</b> <b>VERITAS</b>	<b>Project Number</b>	<b>Project Name</b>	 <b>N</b>
	172559.25R000-092.354	Potomac Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Maps	December 15-16, 2025	

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Potomac Elementary School

**Name of person completing form:** Randy & Jesus

**Title / Association with property:** AP & BSM

**Length of time associated w/ property:** \_\_\_\_\_

**Date Completed:** December 1, 2025

**Phone Number:** 240-740-4360

**Method of Completion:** Choose an item.

**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	2020		
2	Building size in SF	87,263		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC – but seems to have been corrected in the fall		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any <b>Yes</b> responses. ( <b>NA</b> indicates "Not Applicable", <b>Unk</b> indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Water comes into elevator closet, Room 41, Room 42, and elevator closet have mold
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		X			Elevator closet, Room 41, Room 42, have mold
10	Are your elevators unreliable, with frequent service calls?	X				Have had multiple calls for service last two years
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Have had multiple calls for service last two years
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			Was issue with HVAC but seems to be fixed now
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			See above about HVAC
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			Newer construction
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			Same as above
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?		X			Same as above
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

## Appendix D:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Potomac Elementary School

**BV Project Number:** 172559.25R000-092.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

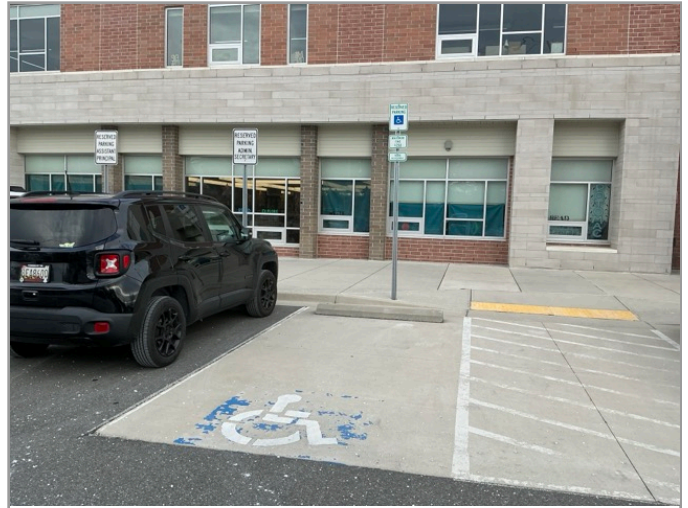
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

Question		Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	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



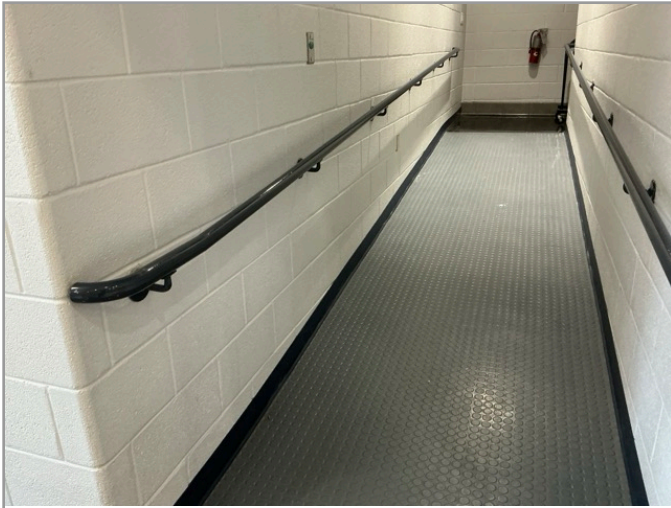
ADDITIONAL ENTRANCE

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 ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



SINK CLEARANCE



OVEN WITH CONTROLS

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

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

# Abbreviated Accessibility Checklist

## Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix E:

### Component Condition Report

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## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Foundation	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings	4,100 LF	68	10255486
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls	43,275 SF	69	10255488
<b>Facade</b>						
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20,000 SF	14	10255801
B2020	Building Exterior	Good	Glazing, any type by SF	1,800 SF	24	10124832
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	1	34	10124889
B2050	Building Exterior	Good	Automatic Door Opener, Commercial Overhead/Dock Door	2	9	10124737
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	24	10124788
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	4	34	10124760
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	34	10124730
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124862
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124738
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124735
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	4	24	10118449
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	1	34	10124785
B2050	Building Exterior	Good	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	24	10124891
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124749
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124848
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124766
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	2	24	10124814
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	34	10124786
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Modified Bitumen	44,000 SF	14	10124782

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3060	Roof	Good	Roof Hatch, Metal, 100 - 1000	1	24	10124867
<b>Interiors</b>						
C1030	Mechanical Room	Good	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	1	34	10118390
C1030	Throughout Building	Good	Door Hardware, School, per Door	162	30	10118338
C1030	Classrooms General	Good	Interior Door, Wood, Solid-Core Commercial	4	34	10124732
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	162	35	10118407
C1030	Electrical Room	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	32	34	10118406
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	26	34	10118430
C1030	Throughout Building	Good	Door Hardware, School, per Door	162	25	10118466
C1070	Media Center	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,400 SF	19	10124801
C1070	Classrooms, Corridors, etc.	Good	Suspended Ceilings, Acoustical Tile (ACT)	51,000 SF	19	10124795
C1070	Classrooms General	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,360 SF	19	10124845
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	624 LF	14	10124799
C1090	Commercial Kitchen	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	4 LF	14	10124864
C2010	Classrooms General	Good	Wall Finishes, any surface, Prep & Paint	1,350 SF	4	10124752
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	480 SF	9	10118381
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	4,000 SF	34	10118415
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	114,000 SF	5	10118431
C2010	Gymnasium	Good	Wall Finishes, Acoustical Panels, Sound-Dampening	3,200 SF	19	10118457
C2030	Classrooms General	Good	Flooring, Vinyl Tile (VCT)	1,360 SF	9	10124882
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	960 SF	44	10124854
C2030	Classrooms, Corridors, etc.	Good	Flooring, Vinyl Tile (VCT)	51,000 SF	9	10124815
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	6,500 SF	4	10118311
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,100 SF	34	10118342
C2030	Media Center	Fair	Flooring, Carpet, Commercial Standard	7,000 SF	4	10124767

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	Gymnasium	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,500 SF	4	10118408
<b>Conveying</b>						
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 3000 LB, Renovate	1	29	10124880
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	9	10118340
<b>Plumbing</b>						
D2010	Teachers Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	24	10124847
D2010	Restrooms	Good	Sink/Lavatory, Service Sink, Wall-Hung	27	29	10118316
D2010	Classrooms General	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	24	10124789
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	4	29	10118425
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	86,550 SF	34	10118382
D2010	Staff Restrooms, Health, Etc.	Fair	Toilet, Commercial Water Closet	4	24	10124741
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10118469
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10118422
D2010	Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	33	24	10124797
D2010	Staff Restrooms, Health, Etc.	Fair	Sink/Lavatory, Wall-Hung	4	24	10124754
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 4 IN	1	24	10118399
D2010	Mechanical Room	Good	Boiler, Gas, Domestic, 300 MBH [DWH-1]	1	19	10118378
D2010	Staff Restrooms, Health, Etc.	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4	29	10124794
D2010	Restrooms	Fair	Urinal, Standard	9	24	10118454
D2010	Mechanical Room	Good	Boiler, Gas, Domestic, 300 MBH [DWH-2]	1	19	10118411
D2010	Media Center	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	24	10124781
D2010	Multi-Purpose Room	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	9	10118471
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	24	10118421
D2010	Classrooms Kindergarten	Fair	Toilet, Commercial Water Closet	4	24	10124855
<b>HVAC</b>						

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Classrooms Kindergarten	Good	Unit Heater, Electric, 3 kW	4	14	10124857
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 15 GAL	1	34	10118356
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 750 MBH [B-2]	1	24	10118330
D3020	Mechanical Room	Good	Boiler Supplemental Components, Chemical Feed System	1	9	10118319
D3020	Mechanical Room	Good	Heat Exchanger, Plate & Frame, HVAC, 380 GPM	1	29	10118387
D3020	Mechanical Room	Good	Unit Heater, Electric, 5 kW	1	14	10118450
D3020	Commercial Kitchen	Good	Unit Heater, Electric, 7.5 KW	1	14	10124803
D3020	Electrical Room	Good	Unit Heater, Electric, 5 kW [EUH-2]	1	14	10118404
D3020	Room 152	Good	Unit Heater, Electric, 5 kW [EUH-3]	1	14	10118362
D3020	Compactor Room	Good	Unit Heater, Electric, 3.3 kW	1	14	10124881
D3020	Vestibule	Fair	Unit Heater, Electric, 3 kW	1	14	10118322
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 53 GAL [ET-1]	1	34	10118435
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 750 MBH [B-1]	1	24	10118312
D3020	Hallways & Common Areas	Good	Unit Heater, Hydronic, 8 MBH [EWH16]	16	14	10118357
D3030	Room 164	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-13]	1	14	10118389
D3030	Room 211	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-20]	1	14	10118458
D3030	Room 164	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-12]	1	14	10118346
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [DSS-6]	1	9	10124841
D3030	Room 223	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-25]	1	14	10118459
D3030	Room 137	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-9]	1	14	10118374
D3030	Room 223	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-26]	1	14	10118318
D3030	Room 261	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-29]	1	14	10118328
D3030	Room 261	Good	Heat Pump, VRV, Water Source, 8 TON, 8 TON [VRF-3]	1	14	10118423
D3030	Building Exterior	Good	Cooling Tower, (Typical) Open Circuit, 225 TON [CT-1]	1	19	10118426
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [DSS-2]	1	9	10124833

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [DSS-1]	1	9	10124810
D3030	Room 118	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-6]	1	14	10118327
D3030	Room 218	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-24]	1	14	10118436
D3030	Room 112	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-3]	1	14	10118345
D3030	Room 218	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-22]	1	14	10118410
D3030	Room 254	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-30 ]	1	14	10118400
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	9	10124883
D3030	Room 111	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-5]	1	14	10118334
D3030	Hallways & Common Areas	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	9	10124809
D3030	Room 208A	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-19]	1	14	10118397
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON [DSS-3]	1	9	10124756
D3030	Room 164	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-13]	1	14	10118460
D3030	Room 244	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-31 ]	1	14	10118361
D3030	Room 111	Good	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-4]	1	14	10118456
D3030	Hallways & Common Areas	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VRF1.11]	1	9	10118470
D3030	Room 118	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-7]	1	14	10118375
D3030	Hallways & Common Areas	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	9	10124805
D3030	Room 172	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-14]	1	14	10118424
D3030	Room 182	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-17]	1	14	10118403
D3030	Room 182	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-16]	1	14	10118313
D3030	Room 161	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-11]	1	14	10118468
D3030	Room 218	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-23]	1	14	10118373
D3030	Room 111	Good	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-1]	1	14	10118465
D3030	Room 218	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-21]	1	14	10118348
D3030	Room 112	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-2]	1	14	10118377

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 161	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-10]	1	14	10118405
D3030	Room 258A	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-27]	1	14	10118347
D3030	Room 258A	Good	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-28]	1	14	10118439
D3030	Room 244	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [WSHP-32]	1	14	10118438
D3030	Room 189	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-18]	1	14	10118474
D3030	Roof	Good	Split System Ductless, Single Zone, 2 TON [DSS-5]	1	9	10124877
D3030	Room 137	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-8]	1	14	10118446
D3030	Roof	Good	Split System Ductless, Single Zone, 100 - 1000 TON	1	9	10124830
D3030	Room 172	Fair	Heat Pump, Water Source, 5 TON, 2 TON [WSHP-15]	1	14	10118353
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 15 HP [P-2]	1	19	10118398
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, .33 HP [P-6]	1	10	10118440
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, .33 HP [P-5]	1	10	10118473
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 31 TON [DOAS-2]	1	14	10124827
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RTU-2]	1	14	10124800
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density, 6	86,550 SF	24	10118451
D3050	Gymnasium	Good	HVAC System, Ductwork, Medium Density	6,500 SF	24	10118464
D3050	Mechanical Room	Good	Supplemental Components, Air Separator, HVAC, 8 IN [AS-1]	1	10	10118337
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	19	10118433
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 30 TON [RTU-1]	1	14	10124834
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 40 TON [DOAS-3]	1	14	10124777
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP	1	25	10118412
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [DOAS-1]	1	14	10124853
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	86,550 SF	34	10118367
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 15 HP [P-1]	1	19	10118372
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM	1	19	10124829

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 495 CFM [F-11]	1	19	10124895
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper, 2875 CFM [F-1]	1	19	10124886
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM	1	19	10124899
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 952 CFM [F-15]	1	19	10124746
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 495 CFM [F-16]	1	19	10124773
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM [F-18]	1	19	10124770
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM [F-13]	1	19	10124839
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 374 CFM [F-10]	1	19	10124744
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM	1	19	10124753
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM	1	19	10124884
D3060	Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [F-7]	1	19	10124791
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 100 - 1000 CFM [F-12]	1	19	10124836
<b>Fire Protection</b>						
D4010	Mechanical Room	Good	Fire Riser, Wet Standpipe, 6 IN, 6 IN [GYM]	1	34	10118331
D4010	Mechanical Room	Good	Backflow Preventer, Fire Suppression, 6 IN	1	25	10118371
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	86,550 SF	20	10118461
D4010	Mechanical Room	Good	Fire Riser, Wet Standpipe, 6 IN, 6 IN [1ST FLOOR]	1	34	10118385
D4010	Mechanical Room	Good	Fire Riser, Wet Standpipe, 6 IN, 6 IN [2ND FLOOR]	1	34	10118366
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	4	10124835
<b>Electrical</b>						
D5010	Electrical Room	Fair	Generator, Diesel, 350 KW	1	19	10118393
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 260 AMP [ATS-LS]	1	19	10118453
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 260 AMP [ATS-SB]	1	19	10118413
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	24	10118315
D5020	Room 183	Good	Distribution Panel, 120/208 V, 400 AMP [L1RB]	1	24	10118417

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D5020	Room 183	Good	Distribution Panel, 120/208 V, 400 AMP [L1RB(SECTION 2)]	1	24	10118418	
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 300 KVA [T1R]	1	24	10118437	
D5020	Room 183	Good	Distribution Panel, 120/208 V, 400 AMP [L1RA(SECTION 2)]	1	24	10118359	
D5020	Electrical Room	Good	Switchboard, 120/208 V, 1200 AMP [L1RSB]	1	34	10118323	
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 75 KVA [T1LS]	1	24	10118391	
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	30	10118355	
D5020	Electrical Room	Good	Distribution Panel, 277/480 V, 1200 AMP [H1M]	1	24	10118354	
D5020	Electrical Room	Good	Switchboard, 277/480 V, 2000 AMP	1	34	10118455	
D5020	Electrical Room	Good	Switchboard, 120/208 V, 1200 AMP [L1R]	1	34	10118363	
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA [T1SB]	1	24	10118321	
D5020	Room 183	Good	Distribution Panel, 120/208 V, 400 AMP [L1RA]	1	24	10118467	
D5030	Electrical Room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	86,550	SF	35	10118443
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-2]	1	15	10118343	
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [VFD-1]	1	15	10118452	
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	1	14	10124804	
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	14	10118351	
D5040	Classrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,000	SF	14	10124842
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	1	14	10124831	
D5040	Media Center	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,400	SF	14	10124866
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	86,550	SF	14	10118369
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	86,550	SF	5	10118333
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	5	14	10124743	
<b>Fire Alarm &amp; Electronic Systems</b>							
D6030	Auditorium	Good	Sound System, Theater/Auditorium/Church	5,000	SF	14	10118396
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	86,550	SF	9	10118395

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	Room 138	Good	Fire Alarm Panel, Fully Addressable	1	10	10118462
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	86,550 SF	14	10118324
D7050	Vestibule	Good	Fire Alarm Panel, Annunciator	1	9	10118448
D7050	Vestibule	Good	Fire Alarm Panel, Annunciator	1	9	10118427
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	86,550 SF	9	10118384
<b>Equipment &amp; Furnishings</b>						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	24	10124869
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10124758
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10124859
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	24	10124811
E1030	Classrooms Art	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	10124873
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	24	10124885
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	4	10124779
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10124807
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10124892
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10124874
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10124734
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	24	10124784
E1030	Compactor Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	14	10124787
E1030	Refrigerator	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	9	10124888
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	14	10124826
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	4	10124896
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	9	10124890
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	14	10124776
E1030	Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10124759

## Component Condition Report | Potomac Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Refrigerator	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	9	10124812
E1030	Kitchen	Good	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	10124870
E1040	Art Classroom	Good	Ceramics Equipment, Kiln	1	15	10124863
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	10118332
E1040	Mechanical Room	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	4	10118401
E1040	Art Classroom	Good	Ceramics Equipment, Kiln	1	15	10124765
E1060	Teachers Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10124778
E1060	Room 152	Good	Residential Appliances, Washer/Dryer Combo Unit, 5	1	9	10118420
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed	1	24	10118386
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	1	24	10118475
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Operable	1	24	10118365
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	1	24	10118341
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	1	24	10118442
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	1	24	10118339
E2010	Teachers Lounge	Good	Casework, Cabinetry, Standard	24 LF	14	10124764
E2010	Classrooms	Good	Casework, Cabinetry, Standard	800 LF	14	10124808
E2010	Teachers Lounge	Fair	Casework, Countertop, Plastic Laminate	12 LF	9	10124887
E2010	Classrooms	Good	Casework, Cabinetry, Standard	200 LF	14	10124861
E2010	Media Center	Good	Casework, Cabinetry, Standard	30 LF	14	10124817
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	28 LF	14	10124856
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	18 LF	14	10124740
E2010	Teachers Lounge	Good	Casework, Cabinetry, Standard	10 LF	14	10124825

## Component Condition Report | Potomac Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,750 SF	3	10118419
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,750 SF	19	10118360
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	1,000 LF	44	10118352
G2020	Site Parking Areas	Fair	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	49	19	10124748
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	44	10118335
G2030	Site General	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	300 LF	44	10124747
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	5,000 SF	3	10124802
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	14	10124865
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Large	1	14	10124739
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	10124849
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	1	19	10124769
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	1	19	10124761
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	1	19	10124806
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	14	10124846
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	1	19	10124837
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	9	10124793
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	14	10124792
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	10124898
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	10124813
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,900 SF	10	10124822
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,900 SF	4	10124860
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	14	10124893
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Very Small	1	14	10124774

## Component Condition Report | Potomac Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	3,400 SF	19	10124894
G2050	Site Playground Areas	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,400 SF	4	10124731
<b>Sitework</b>						
G2060	Site	Good	Park Bench, Metal Powder-Coated	2	14	10124858
G2060	Courtyard	Good	Picnic Table, Metal Powder-Coated	5	14	10124871
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	14	10118350
G2060	Site	Good	Flagpole, Metal	1	24	10118428
G2060	Site	Good	Bollard, Concrete or Metal	21	24	10118444
G2060	Site	Good	Bollard, Concrete or Metal	20	24	10124757
G2060	Site	Good	Bike Rack, Fixed Single Loop	8	14	10118409
G2060	Site	Good	Bollard, Concrete or Metal	25	14	10124772
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	200 LF	34	10118379
G2060	Site Playground Areas	Good	Park Bench, Metal Powder-Coated	3	14	10124771
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 8'	400 LF	34	10124783
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	25 LF	34	10124733
G2060	Site Playground Areas	Good	Park Bench, Metal Powder-Coated	2	14	10124736
G4050	Site	Good	Pole Light Fixture, LED Lamp only, 150 W	2	14	10124780
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	12	14	10124762
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	30	14	10124897

## Appendix F: Replacement Reserves

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Replacement Reserves Report



2/20/2026

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		
D3030	Room 211	10118458	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																				\$5,900	\$5,900		
D3030	Room 164	10118346	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 223	10118459	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 137	10118374	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 223	10118318	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 261	10118328	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 261	10118423	Heat Pump, VRV, Water Source, 8 TON, Replace	20	6	14	1	EA	\$21,800.00	\$21,800																					\$21,800	\$21,800	
D3030	Room 118	10118327	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 218	10118436	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 112	10118345	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 218	10118410	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 254	10118400	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 111	10118334	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 208A	10118397	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 164	10118460	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 244	10118361	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 111	10118456	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 118	10118375	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 172	10118424	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 182	10118403	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 182	10118313	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 161	10118468	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 218	10118373	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 111	10118465	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 218	10118348	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 112	10118377	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 161	10118405	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 258A	10118347	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 258A	10118439	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 244	10118438	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 189	10118474	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 137	10118446	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3030	Room 172	10118353	Heat Pump, Water Source, 5 TON, Replace	20	6	14	1	EA	\$5,900.00	\$5,900																					\$5,900	\$5,900	
D3050	Mechanical Room	10118440	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	\$5,100.00	\$5,100											\$5,100										\$5,100	\$5,100	
D3050	Mechanical Room	10118473	Pump, Distribution, HVAC Heating Water, Replace	15	5	10	1	EA	\$5,100.00	\$5,100											\$5,100											\$5,100	\$5,100
D3050	Mechanical Room	10118337	Supplemental Components, Air Separator, HVAC, Replace	15	5	10	1	EA	\$7,300.00	\$7,300											\$7,300											\$7,300	\$7,300
D3050	Mechanical Room	10118398	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	\$7,600.00	\$7,600																					\$7,600	\$7,600	
D3050	Mechanical Room	10118433	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	6	19	1	EA	\$6,100.00	\$6,100																					\$6,100	\$6,100	
D3050	Mechanical Room	10118372	Pump, Distribution, HVAC Heating Water, Replace	25	6	19	1	EA	\$7,600.00	\$7,600																					\$7,600	\$7,600	
D3050	Roof	10124827	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$75,000.00	\$75,000																					\$75,000	\$75,000	
D3050	Roof	10124800	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$40,000.00	\$40,000																					\$40,000	\$40,000	
D3050	Roof	10124834	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$75,000.00	\$75,000																					\$75,000	\$75,000	
D3050	Roof	10124777	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$75,000.00	\$75,000																					\$75,000	\$75,000	
D3050	Roof	10124853	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$20,000.00	\$20,000																					\$20,000	\$20,000	
D3060	Roof	10124829	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124895	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124886	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	6	19	1	EA	\$3,000.00	\$3,000																					\$3,000	\$3,000	
D3060	Roof	10124899	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124746	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124773	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124770	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124839	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	
D3060	Roof	10124744	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400	

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
D3060	Roof	10124753	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																				\$1,400	\$1,400			
D3060	Roof	10124884	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400		
D3060	Roof	10124791	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400		
D3060	Roof	10124836	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	\$1,400.00	\$1,400																					\$1,400	\$1,400		
D4010	Throughout Building	10118461	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	86550	SF	\$1.07	\$92,609																				\$92,609	\$92,609			
D4030	Commercial Kitchen	10124835	Fire Extinguisher, Wet Chemical/CO2, Replace	10	6	4	1	EA	\$300.00	\$300				\$300										\$300								\$600		
D5010	Electrical Room	10118393	Generator, Diesel, Replace	25	6	19	1	EA	\$120,000.00	\$120,000																					\$120,000	\$120,000		
D5010	Electrical Room	10118453	Automatic Transfer Switch, ATS, Replace	25	6	19	1	EA	\$20,000.00	\$20,000																					\$20,000	\$20,000		
D5010	Electrical Room	10118413	Automatic Transfer Switch, ATS, Replace	25	6	19	1	EA	\$20,000.00	\$20,000																					\$20,000	\$20,000		
D5030	Mechanical Room	10118343	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$8,800.00	\$8,800															\$8,800							\$8,800		
D5030	Mechanical Room	10118452	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$8,800.00	\$8,800															\$8,800							\$8,800		
D5040	Throughout Building	10118333	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	86550	SF	\$0.65	\$56,258					\$56,258																	\$56,258	\$112,515	
D5040	Building Exterior	10124804	Exterior Light, any type, w/ LED Replacement, Replace	20	6	14	1	EA	\$400.00	\$400															\$400							\$400		
D5040	Gymnasium	10118351	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	6	14	20	EA	\$1,700.00	\$34,000																					\$34,000	\$34,000		
D5040	Classrooms	10124842	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	35000	SF	\$4.50	\$157,500																						\$157,500	\$157,500	
D5040	Building Exterior	10124831	Exterior Light, any type, w/ LED Replacement, Replace	20	6	14	1	EA	\$400.00	\$400																						\$400	\$400	
D5040	Media Center	10124866	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	2400	SF	\$4.50	\$10,800																						\$10,800	\$10,800	
D5040	Throughout Building	10118369	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	6	14	86550	SF	\$4.50	\$389,475																						\$389,475	\$389,475	
D5040	Building Exterior	10124743	Exterior Light, any type, w/ LED Replacement, Replace	20	6	14	5	EA	\$400.00	\$2,000																						\$2,000	\$2,000	
D6030	Auditorium	10118396	Sound System, Theater/Auditorium/Church, Replace	20	6	14	5000	SF	\$1.50	\$7,500																						\$7,500	\$7,500	
D7030	Throughout Building	10118395	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	86550	SF	\$2.00	\$173,100									\$173,100														\$173,100	
D7050	Vestibule	10118448	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	\$1,580.00	\$1,580										\$1,580													\$1,580	
D7050	Vestibule	10118427	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	\$1,580.00	\$1,580										\$1,580													\$1,580	
D7050	Room 138	10118462	Fire Alarm Panel, Fully Addressable, Replace	15	5	10	1	EA	\$15,000.00	\$15,000										\$15,000													\$15,000	
D7050	Throughout Building	10118324	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	86550	SF	\$3.00	\$259,650																						\$259,650	\$259,650	
D8010	Throughout Building	10118384	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	86550	SF	\$2.50	\$216,375									\$216,375														\$216,375	
E1030	Kitchen	10124779	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600				\$5,600																		\$5,600	\$11,200	
E1030	Kitchen	10124896	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600				\$5,600																		\$5,600	\$11,200	
E1030	Roof	10124758	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,300.00	\$6,300									\$6,300														\$6,300	
E1030	Roof	10124859	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,300.00	\$6,300									\$6,300														\$6,300	
E1030	Classrooms Art	10124873	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	\$3,300.00	\$3,300									\$3,300														\$3,300	
E1030	Kitchen	10124807	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700														\$1,700
E1030	Kitchen	10124892	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700														\$1,700
E1030	Kitchen	10124874	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700														\$1,700
E1030	Kitchen	10124734	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	\$4,600.00	\$4,600										\$4,600														\$4,600
E1030	Refrigerator	10124888	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$4,600.00	\$4,600										\$4,600														\$4,600
E1030	Kitchen	10124890	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600														\$3,600
E1030	Kitchen	10124759	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700														\$1,700
E1030	Refrigerator	10124812	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$4,600.00	\$4,600										\$4,600														\$4,600
E1030	Kitchen	10124870	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	\$3,300.00	\$3,300										\$3,300														\$3,300
E1030	Compactor Room	10124787	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	6	14	1	EA	\$13,000.00	\$13,000																							\$13,000	\$13,000
E1030	Commercial Kitchen	10124826	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	6	14	1	EA	\$15,000.00	\$15,000																							\$15,000	\$15,000
E1030	Commercial Kitchen	10124776	Foodservice Equipment, Walk-In, Freezer, Replace	20	6	14	1	EA	\$25,000.00	\$25,000																							\$25,000	\$25,000
E1040	Art Classroom	10124863	Ceramics Equipment, Kiln, Replace	20	5	15	1	EA	\$3,200.00	\$3,200																							\$3,200	\$3,200
E1040	Art Classroom	10124765	Ceramics Equipment, Kiln, Replace	20	5	15	1	EA	\$3,200.00	\$3,200																							\$3,200	\$3,200
E1040	Hallways & Common Areas	10118332	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500	\$3,000
E1040	Mechanical Room	10118401	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	\$1,500.00	\$1,500				\$1,500																			\$1,500	\$3,000
E1060	Teachers Lounge	10124778	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	1	EA	\$600.00	\$600				\$600																				

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
E2010	Media Center	10124817	Casework, Cabinetry, Standard, Replace	20	6	14	30	LF	\$300.00	\$9,000																					\$9,000	\$9,000	
E2010	Classrooms General	10124856	Casework, Cabinetry, Standard, Replace	20	6	14	28	LF	\$300.00	\$8,400																						\$8,400	\$8,400
E2010	Classrooms General	10124740	Casework, Cabinetry, Standard, Replace	20	6	14	18	LF	\$300.00	\$5,400																						\$5,400	\$5,400
E2010	Teachers Lounge	10124825	Casework, Cabinetry, Standard, Replace	20	6	14	10	LF	\$300.00	\$3,000																						\$3,000	\$3,000
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$0	\$118,375	\$227,258	\$0	\$0	\$0	\$785,759	\$32,500	\$0	\$0	\$0	\$2,694,200	\$251,258	\$0	\$0	\$0	\$536,760	\$92,609	\$4,738,718	
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$0	\$133,232	\$263,454	\$0	\$0	\$0	\$1,025,237	\$43,677	\$0	\$0	\$0	\$4,075,219	\$391,451	\$0	\$0	\$0	\$941,212	\$167,261	\$7,040,744	

Potomac 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	10118419	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	9750	SF	\$0.45	\$4,388				\$4,388					\$4,388													\$4,388	\$17,550		
G2020	Site Parking Areas	10118360	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	9750	SF	\$3.50	\$34,125																						\$34,125	\$34,125		
G2020	Site Parking Areas	10124748	Parking Lots, Wheel Stops, Concrete or Plastic, Replace/Install	25	6	19	49	EA	\$260.00	\$12,740																						\$12,740	\$12,740		
G2050	Site Playground Areas	10124860	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	15900	SF	\$0.45	\$7,155				\$7,155					\$7,155													\$7,155	\$28,620		
G2050	Site Playground Areas	10124731	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	3400	SF	\$0.45	\$1,530				\$1,530					\$1,530													\$1,530	\$6,120		
G2050	Site Sports Fields & Courts	10124793	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	6	9	2	EA	\$700.00	\$1,400									\$1,400														\$1,400	\$1,400	
G2050	Site Playground Areas	10124822	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	15900	SF	\$3.50	\$55,650										\$55,650													\$55,650	\$55,650	
G2050	Site Sports Fields & Courts	10124846	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	6	14	1	EA	\$5,000.00	\$5,000															\$5,000								\$5,000	\$5,000	
G2050	Site Sports Fields & Courts	10124769	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	6	19	1	EA	\$4,750.00	\$4,750																							\$4,750	\$4,750	
G2050	Site Sports Fields & Courts	10124761	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	6	19	1	EA	\$4,750.00	\$4,750																							\$4,750	\$4,750	
G2050	Site Sports Fields & Courts	10124806	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	6	19	1	EA	\$4,750.00	\$4,750																							\$4,750	\$4,750	
G2050	Site Sports Fields & Courts	10124837	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	6	19	1	EA	\$4,750.00	\$4,750																							\$4,750	\$4,750	
G2050	Site Playground Areas	10124894	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	6	19	3400	SF	\$3.50	\$11,900																							\$11,900	\$11,900	
G2050	Site Playground Areas	10124802	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	2	3	5000	SF	\$1.00	\$5,000				\$5,000					\$5,000														\$5,000	\$20,000	
G2050	Site Playground Areas	10124865	Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$35,000.00	\$35,000															\$35,000									\$35,000	\$35,000
G2050	Site Playground Areas	10124739	Play Structure, Multipurpose, Large, Replace	20	6	14	1	EA	\$35,000.00	\$35,000															\$35,000									\$35,000	\$35,000
G2050	Site Playground Areas	10124849	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000															\$10,000									\$10,000	\$10,000
G2050	Site Playground Areas	10124792	Play Structure, Multipurpose, Very Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000															\$10,000									\$10,000	\$10,000
G2050	Site Playground Areas	10124898	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000															\$10,000									\$10,000	\$10,000
G2050	Site Playground Areas	10124813	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000															\$10,000									\$10,000	\$10,000
G2050	Site Playground Areas	10124893	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000															\$10,000									\$10,000	\$10,000
G2050	Site Playground Areas	10124774	Play Structure, Multipurpose, Very Small, Replace	20	6	14	1	EA	\$6,000.00	\$6,000															\$6,000									\$6,000	\$6,000
G2060	Site	10124858	Park Bench, Metal Powder-Coated, Replace	20	6	14	2	EA	\$700.00	\$1,400															\$1,400									\$1,400	\$1,400
G2060	Courtyard	10124871	Picnic Table, Metal Powder-Coated, Replace	20	6	14	5	EA	\$700.00	\$3,500															\$3,500									\$3,500	\$3,500
G2060	Site	10118409	Bike Rack, Fixed Single Loop, Replace	20	6	14	8	EA	\$300.00	\$2,400															\$2,400									\$2,400	\$2,400
G2060	Site Playground Areas	10124771	Park Bench, Metal Powder-Coated, Replace	20	6	14	3	EA	\$700.00	\$2,100															\$2,100									\$2,100	\$2,100
G2060	Site Playground Areas	10124736	Park Bench, Metal Powder-Coated, Replace	20	6	14	2	EA	\$700.00	\$1,400															\$1,400									\$1,400	\$1,400
G2060	Site	10118350	Signage, Property, Monument, Replace/Install	20	6	14	1	EA	\$3,000.00	\$3,000															\$3,000									\$3,000	\$3,000
G2060	Site	10124772	Bollard, Concrete or Metal, Replace	30	16	14	25	EA	\$1,000.00	\$25,000															\$25,000									\$25,000	\$25,000
G4050	Site	10124780	Pole Light Fixture, LED Lamp only, Replace	20	6	14	2	EA	\$1,200.00	\$2,400															\$2,400									\$2,400	\$2,400
G4050	Site Parking Areas	10124762	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	12	EA	\$4,000.00	\$48,000															\$48,000									\$48,000	\$48,000
G4050	Site Parking Areas	10124897	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	30	EA	\$4,000.00	\$120,000															\$120,000									\$120,000	\$120,000
<b>Totals, Unescalated</b>											\$0	\$0	\$0	\$9,388	\$8,685	\$0	\$0	\$0	\$9,388	\$10,085	\$55,650	\$0	\$0	\$9,388	\$348,885	\$0	\$0	\$0	\$9,388	\$86,450	\$0	\$547,305			
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$0	\$0	\$10,258	\$9,775	\$0	\$0	\$0	\$11,892	\$13,159	\$74,789	\$0	\$0	\$13,786	\$527,720	\$0	\$0	\$0	\$15,982	\$151,591	\$0	\$828,950			

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>B20 OTHER</b>													
1	10124737	B2050	<b>Automatic Door Opener</b>	Commercial Overhead/Dock Door		Potomac Elementary School / Main Building	Building Exterior				2019		2

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	10124880	D1010	<b>Passenger Elevator</b>	Overhead Traction, 2-5 Floors	3000 LB	Potomac Elementary School / Main Building	Elevator Shafts/Utility	Kone	No dataplate	No dataplate	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10118378	D2010	<b>Boiler</b> [DWH-1]	Gas, Domestic	300 MBH	Potomac Elementary School / Main Building	Mechanical Room	PVI INDUSTRIES	30 L 100A-GCL	F011661	2019		
2	10118411	D2010	<b>Boiler</b> [DWH-2]	Gas, Domestic	300 MBH	Potomac Elementary School / Main Building	Mechanical Room	PVI INDUSTRIES	30 L 100A-GCL	F011752	2019		
3	10118399	D2010	<b>Backflow Preventer</b>	Domestic Water	4 IN	Potomac Elementary School / Main Building	Mechanical Room	Zurn	350 AST		2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10118312	D3020	<b>Boiler</b> [B-1]	Gas, HVAC	750 MBH	Potomac Elementary School / Main Building	Mechanical Room	Patterson-Kelley	SC-750	S075-19-01666	2019		
2	10118330	D3020	<b>Boiler</b> [B-2]	Gas, HVAC	750 MBH	Potomac Elementary School / Main Building	Mechanical Room	Patterson-Kelley	SC-750	S075-19-01665	2019		
3	10118387	D3020	<b>Heat Exchanger</b>	Plate & Frame, HVAC	380 GPM	Potomac Elementary School / Main Building	Mechanical Room	Sondex	-TG124	27430A	2019		
4	10124857	D3020	<b>Unit Heater</b>	Electric	3 kW	Potomac Elementary School / Main Building	Classrooms Kindergarten	TPI	Illegible	Illegible	2019		4
5	10118450	D3020	<b>Unit Heater</b>	Electric	5 kW	Potomac Elementary School / Main Building	Mechanical Room	EUH-1	Taskmaster	Inaccessible	2019		
6	10124881	D3020	<b>Unit Heater</b>	Electric	3.3 kW	Potomac Elementary School / Main Building	Compactor Room	TPI Corp			2019		
7	10118322	D3020	<b>Unit Heater</b>	Electric	3 kW	Potomac Elementary School / Main Building	Vestibule	No dataplate			2019		
8	10124803	D3020	<b>Unit Heater</b>	Electric, 7.5 KW		Potomac Elementary School / Main Building	Commercial Kitchen	TPI Corporation	G3452TC	NA	2019		
9	10118404	D3020	<b>Unit Heater</b> [EUH-2]	Electric	5 kW	Potomac Elementary School / Main Building	Electrical Room	EUH-2	Taskmaster		2019		
10	10118362	D3020	<b>Unit Heater</b> [EUH-3]	Electric	5 kW	Potomac Elementary School / Main Building	Room 152	Taskmaster	Taskmaster		2019		
11	10118357	D3020	<b>Unit Heater</b> [EWH16]	Hydronic	8 MBH	Potomac Elementary School / Main Building	Hallways & Common Areas	EUH-2	Taskmaster		2019		16

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10118319	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System		Potomac Elementary School / Main Building	Mechanical Room				2019		
13	10118356	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	15 GAL	Potomac Elementary School / Main Building	Mechanical Room	Wessels	TTA-30	\$15558	2019		
14	10118435	D3020	<b>Boiler Supplemental Components</b> [ET-1]	Expansion Tank	53 GAL	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air	A200	1006816:00	2019		
15	10118426	D3030	<b>Cooling Tower</b> [CT-1]	(Typical) Open Circuit	225 TON	Potomac Elementary School / Main Building	Building Exterior	Evapco	UT 26-2017	18-857843	2019		
16	10118465	D3030	<b>Heat Pump</b> [WSHP-1]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 111	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400100	2019		
17	10118405	D3030	<b>Heat Pump</b> [WSHP-10]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 161	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888401000	2019		
18	10118468	D3030	<b>Heat Pump</b> [WSHP-11]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 161	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888401800	2019		
19	10118346	D3030	<b>Heat Pump</b> [WSHP-12]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 164	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888401200	2019		
20	10118389	D3030	<b>Heat Pump</b> [WSHP-13]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 164	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888401100	2019		
21	10118460	D3030	<b>Heat Pump</b> [WSHP-13]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 164	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888401100	2019		
22	10118424	D3030	<b>Heat Pump</b> [WSHP-14]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 172	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029838401300	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10118353	D3030	<b>Heat Pump</b> [WSHP-15]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 172	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888401400 R	2019		
24	10118313	D3030	<b>Heat Pump</b> [WSHP-16]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 182	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029988403000	2019		
25	10118403	D3030	<b>Heat Pump</b> [WSHP-17]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 182	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	888403100	2019		
26	10118474	D3030	<b>Heat Pump</b> [WSHP-18]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 189	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888401500	2019		
27	10118397	D3030	<b>Heat Pump</b> [WSHP-19]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 208A	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888403200	2019		
28	10118377	D3030	<b>Heat Pump</b> [WSHP-2]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 112	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	ED29888400200	2019		
29	10118458	D3030	<b>Heat Pump</b> [WSHP-20]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 211	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888401900	2019		
30	10118348	D3030	<b>Heat Pump</b> [WSHP-21]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 218	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029838402000	2019		
31	10118410	D3030	<b>Heat Pump</b> [WSHP-22]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 218	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402200	2019		
32	10118373	D3030	<b>Heat Pump</b> [WSHP-23]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 218	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402300	2019		
33	10118436	D3030	<b>Heat Pump</b> [WSHP-24]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 218	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402100	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10118459	D3030	<b>Heat Pump</b> [WSHP-25]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 223	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029388401600	2019		
35	10118318	D3030	<b>Heat Pump</b> [WSHP-26]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 223	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029988401700	2019		
36	10118347	D3030	<b>Heat Pump</b> [WSHP-27]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 258A	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402400	2019		
37	10118439	D3030	<b>Heat Pump</b> [WSHP-28]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 258A	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402500	2019		
38	10118328	D3030	<b>Heat Pump</b> [WSHP-29]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 261	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402600	2019		
39	10118345	D3030	<b>Heat Pump</b> [WSHP-3]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 112	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400300	2019		
40	10118400	D3030	<b>Heat Pump</b> [WSHP-30 ]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 254	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402700	2019		
41	10118361	D3030	<b>Heat Pump</b> [WSHP-31 ]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 244	Daikin Industries	W.GT.V.032.B.1.J.WL.L.T.4.Y.A_Y_C_S_YYY.	E029888402900	2019		
42	10118438	D3030	<b>Heat Pump</b> [WSHP-32]	Water Source, 5 TON	2.5 TON	Potomac Elementary School / Main Building	Room 244	Daikin Industries	W.GT.V.032.B.1.J.WL-R-T- 4_Y_A_Y_C_S_YY_V_V_2_A_YYYYYY	EQ29888402800	2019		
43	10118456	D3030	<b>Heat Pump</b> [WSHP-4]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 111	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400400	2019		
44	10118334	D3030	<b>Heat Pump</b> [WSHP-5]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 111	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400500	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10118327	D3030	<b>Heat Pump</b> [WSHP-6]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 118	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400600	2019		
46	10118375	D3030	<b>Heat Pump</b> [WSHP-7]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 118	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400700	2019		
47	10118446	D3030	<b>Heat Pump</b> [WSHP-8]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 137	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	E029888400900	2019		
48	10118374	D3030	<b>Heat Pump</b> [WSHP-9]	Water Source, 5 TON	2 TON	Potomac Elementary School / Main Building	Room 137	Daikin Industries	W.GT.V.026.B.1.J.UL.R.T.4.Y.A.V.C.S.YYYY.2.A.YYYYYY	ED29888400800	2019		
49	10118423	D3030	<b>Heat Pump, VRV</b> [VRF-3]	Water Source, 8 TON	8 TON	Potomac Elementary School / Main Building	Room 261	Daikin Industries	RWEQ96TAYDU	1700121	2019		
50	10124883	D3030	<b>Split System Ductless</b>	Single Zone	1.5 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RZESTAVL	F000395	2019		
51	10124830	D3030	<b>Split System Ductless</b>	Single Zone	100 - 1000 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RS1BTAVU	F000324	2019		
52	10124810	D3030	<b>Split System Ductless</b> [DSS-1]	Single Zone	1.5 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RZR18TAVJU	F000397	2019		
53	10124833	D3030	<b>Split System Ductless</b> [DSS-2]	Single Zone	1.5 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi	RZR18TAVJU	F000323	2019		
54	10124756	D3030	<b>Split System Ductless</b> [DSS-3]	Single Zone	1.5 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RZR18TAVJU	F000396	2019		
55	10124877	D3030	<b>Split System Ductless</b> [DSS-5]	Single Zone	2 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RZR24TAVJU	F000324	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10124841	D3030	<b>Split System Ductless</b> [DSS-6]	Single Zone	1.5 TON	Potomac Elementary School / Main Building	Roof	Mitsubishi Electric	RZQ18TAVJU	F000873	2019		
57	10118433	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	5 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air		1019196026	2019		
58	10118412	D3050	<b>Pump</b>	Distribution, HVAC Chilled or Condenser Water	5 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air		019196027			
59	10118372	D3050	<b>Pump</b> [P-1]	Distribution, HVAC Heating Water	15 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air	4030	1013163	2019		
60	10118398	D3050	<b>Pump</b> [P-2]	Distribution, HVAC Heating Water	15 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air	4x3x11.5	1019163073	2019		
61	10118473	D3050	<b>Pump</b> [P-5]	Distribution, HVAC Heating Water	.33 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air	4360 1.25B BF	2020073019*	2020		
62	10118440	D3050	<b>Pump</b> [P-6]	Distribution, HVAC Heating Water	.33 HP	Potomac Elementary School / Main Building	Mechanical Room	Armstrong Air	4360 1.25B BF	2020073019	2020		
63	10124853	D3050	<b>Packaged Unit</b> [DOAS-1]	RTU, Pad or Roof-Mounted	10 TON	Potomac Elementary School / Main Building	Roof	AAON, Inc.	RN-010-3-0-EB09-3KB	201909-ANG J78412	2019		
64	10124827	D3050	<b>Packaged Unit</b> [DOAS-2]	RTU, Pad or Roof-Mounted	31 TON	Potomac Elementary School / Main Building	Roof	AAON, Inc.	RN-031-3-0-EB0A-3CB	201910-BNGU78448	2019		
65	10124777	D3050	<b>Packaged Unit</b> [DOAS-3]	RTU, Pad or Roof-Mounted	40 TON	Potomac Elementary School / Main Building	Roof	AAON	RN-040-3-0-EB0A-3CB	201910-BNGV78449	2019		
66	10124834	D3050	<b>Packaged Unit</b> [RTU-1]	RTU, Pad or Roof-Mounted	30 TON	Potomac Elementary School / Main Building	Roof	AAON, Inc.	RN-030-3-0-EB0A-3CB	201910-BNGT78427	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10124800	D3050	<b>Packaged Unit</b> [RTU-2]	RTU, Pad or Roof-Mounted	20 TON	Potomac Elementary School / Main Building	Roof	AAON, Inc.	RN-020-3-0-EB0A-34B	201910-BNGP78428	2019		
68	10124829	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Grenhecko	6-103 V6-4-X	15903572*	2019		
69	10124899	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Grenhecko	6-103 V6-4-X	15903572**	2019		
70	10124753	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Grenhecko	6-103 V6-4-X	15903572	2019		
71	10124884	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Grenhecko	CUE-101-V G-4-6	15903569	2019		
72	10124886	D3060	<b>Exhaust Fan</b> [F-1]	Centrifugal, 24" Damper	2875 CFM	Potomac Elementary School / Main Building	Roof	Daikon Industries	6-143-V6-4-X	1590 3550	2019		
73	10124744	D3060	<b>Exhaust Fan</b> [F-10]	Centrifugal, 12" Damper	374 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	EL 6-070-96-X	15903573	2019		
74	10124895	D3060	<b>Exhaust Fan</b> [F-11]	Centrifugal, 12" Damper	495 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	6-080-VG-X	15903575	2019		
75	10124836	D3060	<b>Exhaust Fan</b> [F-12]	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	6-070-16-X	15903574	2019		
76	10124839	D3060	<b>Exhaust Fan</b> [F-13]	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	6-080-V6-X	15903576	2019		
77	10124746	D3060	<b>Exhaust Fan</b> [F-15]	Centrifugal, 12" Damper	952 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	L6-099-16-4-X	15903577	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10124773	D3060	<b>Exhaust Fan</b> [F-16]	Centrifugal, 12" Damper	495 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	6-080-VG-X	15903578	2019		
79	10124770	D3060	<b>Exhaust Fan</b> [F-18]	Centrifugal, 12" Damper	100 - 1000 CFM	Potomac Elementary School / Main Building	Roof	Grenhecko	6-103 V6-4-X	15903572***	2019		
80	10124791	D3060	<b>Exhaust Fan</b> [F-7]	Centrifugal, 16" Damper	1300 CFM	Potomac Elementary School / Main Building	Roof	Greenheck	6-103 V6-4-X	15903570	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10118371	D4010	<b>Backflow Preventer</b>	Fire Suppression	6 IN	Potomac Elementary School / Main Building	Mechanical Room	Zurn	350;AST		2020		
2	10124835	D4030	<b>Fire Extinguisher</b>	Wet Chemical/CO2		Potomac Elementary School / Main Building	Commercial Kitchen				2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10118393	D5010	<b>Generator</b>	Diesel	350 KW	Potomac Elementary School / Main Building	Electrical Room	Generac	0SH-F0-1003	3005059901	2019		
2	10118453	D5010	<b>Automatic Transfer Switch</b> [ATS-LS]	ATS	260 AMP	Potomac Elementary School / Main Building	Electrical Room	ASCO	J03ATSB30260NGXC	1900286-002 RE	2019		
3	10118413	D5010	<b>Automatic Transfer Switch</b> [ATS-SB]	ATS	260 AMP	Potomac Elementary School / Main Building	Electrical Room	ASCO	J03ATSB30260NGXC	1900286-002 RE*	2019		
4	10118315	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Potomac Elementary School / Main Building	Electrical Room	Eaton	V48M28F7516CU		2019		
5	10118355	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Potomac Elementary School / Main Building	Electrical Room	Eaton					
6	10118391	D5020	<b>Secondary Transformer</b> [T1LS]	Dry, Stepdown	75 KVA	Potomac Elementary School / Main Building	Electrical Room	Eaton	V48M28F7516CU		2019		
7	10118437	D5020	<b>Secondary Transformer</b> [T1R]	Dry, Stepdown	300 KVA	Potomac Elementary School / Main Building	Electrical Room	Eaton	V48M28F3316CU		2019		
8	10118321	D5020	<b>Secondary Transformer</b> [T1SB]	Dry, Stepdown	112.5 KVA	Potomac Elementary School / Main Building	Electrical Room	Eaton	V48M28F7516CU		2019		
9	10118455	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Potomac Elementary School / Main Building	Electrical Room	Eaton			2019		
10	10118363	D5020	<b>Switchboard</b> [L1R]	120/208 V	1200 AMP	Potomac Elementary School / Main Building	Electrical Room	Eaton	PRL4B		2019		
11	10118323	D5020	<b>Switchboard</b> [L1RSB]	120/208 V	1200 AMP	Potomac Elementary School / Main Building	Electrical Room	Eaton	PRL4B		2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10118354	D5020	<b>Distribution Panel</b> [H1M]	277/480 V	1200 AMP	Potomac Elementary School / Main Building	Electrical Room	Eaton			2019		
13	10118467	D5020	<b>Distribution Panel</b> [L1RA]	120/208 V	400 AMP	Potomac Elementary School / Main Building	Room 183	Eaton	PRL1A	SLY0946378-0012	2019		
14	10118359	D5020	<b>Distribution Panel</b> [L1RA(SECTION 2)]	120/208 V	400 AMP	Potomac Elementary School / Main Building	Room 183	Eaton	PRL1A	SLY0946378-013	2019		
15	10118417	D5020	<b>Distribution Panel</b> [L1RB]	120/208 V	400 AMP	Potomac Elementary School / Main Building	Room 183	Eaton			2019		
16	10118418	D5020	<b>Distribution Panel</b> [L1RB(SECTION 2)]	120/208 V	400 AMP	Potomac Elementary School / Main Building	Room 183	Eaton	PRL1A	No dataplate	2019		
17	10118452	D5030	<b>Variable Frequency Drive</b> [VFD-1]	VFD, by HP of Motor	15 HP	Potomac Elementary School / Main Building	Mechanical Room	Danfoss	177U9498	200802Y259	2020		
18	10118343	D5030	<b>Variable Frequency Drive</b> [VFD-2]	VFD, by HP of Motor	15 HP	Potomac Elementary School / Main Building	Mechanical Room	Danfoss	177U9498	200802Y259*	2020		
19	10118351	D5040	<b>High Intensity Discharge (HID) Fixtures</b>	Metal Halide, Gymnasium Lighting, 400 W		Potomac Elementary School / Main Building	Gymnasium				2019		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10118462	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Potomac Elementary School / Main Building	Room 138	Edward's	EST-3		2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10124869	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Potomac Elementary School / Main Building	Commercial Kitchen				2019		
2	10124811	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Potomac Elementary School / Main Building	Commercial Kitchen	Eagle	CHSA 10-P-LRS	1801241093	2019		
3	10124885	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Potomac Elementary School / Main Building	Commercial Kitchen	Eagle	CHSA-10--P-LRS	1912240138	2019		
4	10124784	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Potomac Elementary School / Main Building	Commercial Kitchen				2019		
5	10124779	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		Potomac Elementary School / Main Building	Kitchen	Blodgett	Mod. ZEPHAIRE-200-E	102419CP047B	2019		
6	10124896	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		Potomac Elementary School / Main Building	Kitchen	Blodgett	Mod. ZEPHAIRE-200-E	102419CP046T	2019		
7	10124890	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Potomac Elementary School / Main Building	Kitchen	True Manufacturing Co			2019		
8	10124873	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 3 to 6 LF		Potomac Elementary School / Main Building	Classrooms Art	No dataplate	No dataplate	No dataplate	2019		
9	10124870	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 3 to 6 LF		Potomac Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VHB		2019		
10	10124807	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Potomac Elementary School / Main Building	Kitchen	Delfield	N8156BP	1912150000175	2019		
11	10124892	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Potomac Elementary School / Main Building	Kitchen	Delfield	KCFT-60P	1912150000174	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10124874	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Potomac Elementary School / Main Building	Kitchen	Delfield	KC-74-NU	1912150000176	2019		
13	10124759	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Potomac Elementary School / Main Building	Kitchen	Metro	No dataplate	C5HME036448	2019		
14	10124734	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		Potomac Elementary School / Main Building	Kitchen	Continental Refrigerator			2019		
15	10124787	E1030	<b>Foodservice Equipment</b>	Trash Compactor, 600 LB		Potomac Elementary School / Main Building	Compactor Room	Precision Machinery	101	11978-1213	2019		
16	10124758	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Potomac Elementary School / Main Building	Roof	Heatcraft	M0Z030L63S	T19K18677	2019		
17	10124859	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Potomac Elementary School / Main Building	Roof	Heatcraft	M0Z010M63S	T19K18659	2019		
18	10124888	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Potomac Elementary School / Main Building	Refrigerator	Larkin	L0A6110AEB	19K15806	2019		
19	10124812	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Potomac Elementary School / Main Building	Refrigerator	No dataplate	No dataplate	No dataplate	2019		
20	10124776	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Potomac Elementary School / Main Building	Commercial Kitchen	Everidge			2019		
21	10124826	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Potomac Elementary School / Main Building	Commercial Kitchen	Everidge			2019		
22	10124863	E1040	<b>Ceramics Equipment</b>	Kiln		Potomac Elementary School / Main Building	Art Classroom	Aragon	TNF82-3	479021	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10124765	E1040	<b>Ceramics Equipment</b>	Kiln		Potomac Elementary School / Main Building	Art Classroom		TNF82-3	479022	2020		
24	10118332	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Potomac Elementary School / Main Building	Hallways & Common Areas				2019		
25	10118401	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Potomac Elementary School / Main Building	Mechanical Room				2019		