FACILITY CONDITION ASSESSMENT

prepared for

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

Rock Creek Forest Elementary School
8330 Grubb Road
Chevy Chase, MD 20815

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	8330 Grubb Road, Chevy Chase, MD 20815
Site Developed	1950 – renovated 2015
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 23, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Nick Turner
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Rock Creek Forest Elementary School was originally developed in 1950 in a suburban neighborhood of Chevy Chase. The original buildings were demolished, and the school was rebuilt in 2014. The project meant all new critical building systems, including mechanical, electrical, plumbing, and fire protection systems. This modernization of the school provided for a new more functional layout and although linear, it is efficient, with good circulation patterns.

Architectural

The school's main building reflects modern architectural principles through its blocky massing of the structure, as well as varying materials and use of color. The building has flat roofs protected by a single-ply TPO/PVC membrane. Interior spaces, primarily hallways reflect the architectural character of the exterior. Hallways use materials shapes and color, to provide a sense of space. Although the layout of the new structure is linear, circulation patterns work well.

The condition of the building’s exterior envelope appears to be without noticeable defect and systems are functioning as intended. Building interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted CMU walls. These interiors have a clean and crisp appearance, showing an attentive maintenance schedule. The resulting atmosphere is conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school’s HVAC utilizes a geothermal system. Rooftop package units and ductless split systems are located on the roof. Pumps and a 2-pipe hydronic system feed air handlers and heat pumps throughout the building. Heat in hallways and utility areas is supplemented by electric unit heaters. All HVAC components date to the time of reconstruction.

The campus is connected to the local municipal water and sewer system; distribution is through copper supply lines and PVC waste and venting. Plumbing fixtures are without issue and well addressed. The local utility company provides power and natural gas. Electric power is supplied through the main switchboard and dispersed via copper wiring. A natural diesel-powered generator coupled with two automatic transfer switches provides emergency power for the building. Fire detection and notification systems are monitored via a central alarm panel, emergency exit signage is provided, and there is building-wide fire suppression.

Site

Elementary School occupies a 7.96-acre property in a suburban neighborhood of Chevy Chase; MD. Property entrance signage welcomes students and visitors as they enter campus. Two asphalt parking lots occupy the campus’s northern corner. They are well lit, encircled by concrete curbs, and accessed by concrete sidewalks, ramps, and stairs. A shade structure at the entrance provides shelter from inclement weather. Landscaping features provide a welcoming campus with moderate topography changes augmenting the landscaping throughout. Larger elevation changes are addressed using CMU retaining walls. Site furnishings, including park benches, picnic tables, and trash receptacles, are well placed in areas of congregation. Playgrounds, sports courts and fields are located at the rear of the school, with a shade structure and site furniture overlooking these areas and chain linked fencing encircling them.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.335158.

Immediate Needs

There are no immediate needs to report.

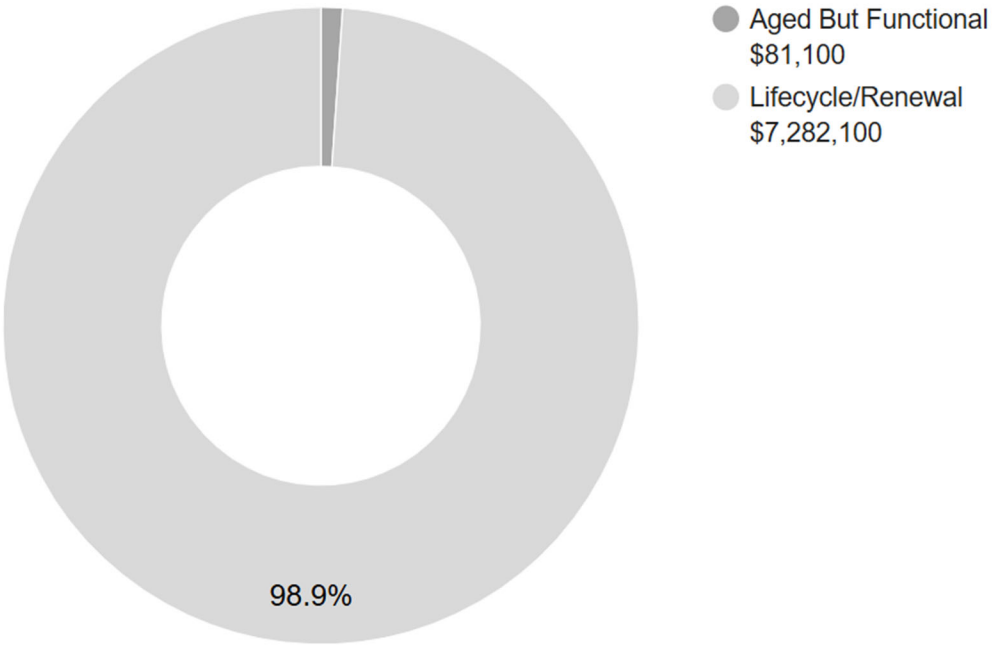
Key Findings

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



10-YEAR TOTAL: $7,363,200

2. Building Information

Main Building: Systems Summary		
Address	8330 Grubb Road, Chevy Chase, MD 20815	
GPS Coordinates	38° 59.532'N, 77° 3.059'W	
Constructed/Renovated	2015	
Building Area	98,140 SF	
Number of Stories	3	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU, Cement board siding Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted gypsum board, painted irregular, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 traction car serving 3 floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas condensing water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Geothermal lines feed a 2-pipe hydronic system, fan coil cassettes, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split systems, Suspended unit heaters, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Good
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$45,900	$28,200	$74,100
Roofing	-	-	-	$756,600	-	$756,600
Interiors	-	-	$754,800	$654,700	$1,947,700	$3,357,300
Conveying	-	-	$10,400	$6,700	$16,300	$33,400
Plumbing	-	-	$6,600	$21,900	$362,000	$390,500
HVAC	-	-	$75,200	$1,047,500	$975,900	$2,098,600
Fire Protection	-	-	-	-	$182,600	$182,600
Electrical	-	-	$71,800	$819,100	$498,500	$1,389,400
Fire Alarm & Electronic Systems	-	-	$512,000	$811,100	$820,300	$2,143,400
Equipment & Furnishings	-	-	$59,900	$994,000	$144,900	$1,198,900
TOTALS (3% inflation)	**-**	**-**	**$1,490,700**	**$5,157,700**	**$4,976,400**	**$11,624,800**

3. Site Summary

Site Information		
Site Area	7.96 acres (estimated)	
Parking Spaces	94 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; Split rail, chain link fencing CMU wall dumpster enclosure Playgrounds and sports fields and courts with fencing Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU retaining walls Moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Shade structures	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	-	-
Special Construction & Demo	-	-	-	-	$176,100	$176,100
Site Development	-	$5,800	$12,900	$366,900	$194,700	$580,300
Site Pavement	-	-	$33,400	$38,800	$467,800	$540,000
Site Utilities	-	-	-	$107,500	-	$107,500
TOTALS (3% inflation)	**-**	**$5,800**	**$46,300**	**$513,200**	**$838,600**	**$1,403,900**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2015	No	No
Main Building	2015	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rock Creek Forest Elementary School, 8330 Grubb Road, Chevy Chase, MD 20815, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - RIGHT ELEVATION

3 - LEFT ELEVATION

4 - REAR ELEVATION

5 - STRUCTURAL FRAMING

6 - ROOFING

Photographic Overview

7 - ADMINISTRATION

8 - KITCHEN

9 - MULTIUSE SPACE

10 - LIBRARY

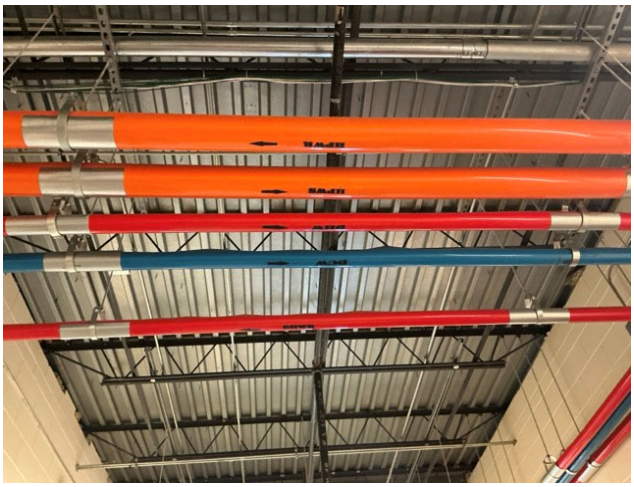
11 - CLASSROOM OVERVIEW

12 - GYMNASIUM

Photographic Overview

13 - PASSENGER ELEVATOR

14 - ELEVATOR CAB FINISHES



15 - DOMESTIC WATER PIPING

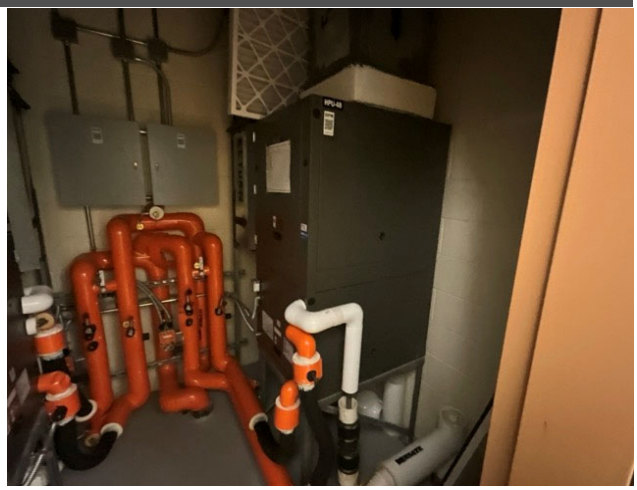
16 - BACKFLOW PREVENTER

17 - WATER HEATER

18 - MAIN MECHANICAL ROOM

Photographic Overview

19 - PACKAGED UNIT



20 - HEAT PUMP

21 - SPLIT SYSTEM DUCTLESS

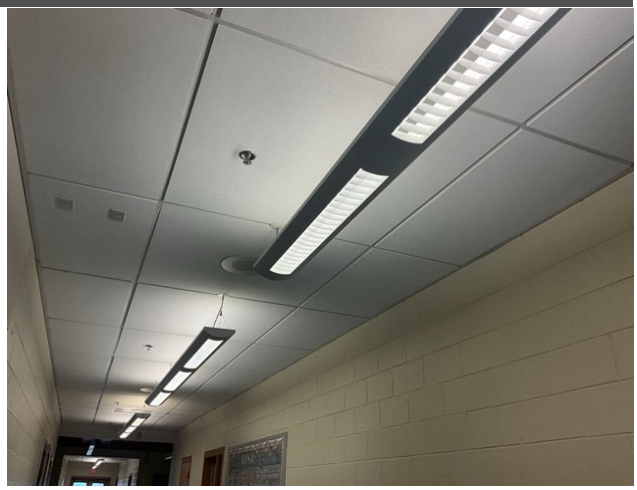
22 - FAN COIL UNIT

23 - MAIN SWITCHBOARD

24 - GENERATOR

Photographic Overview

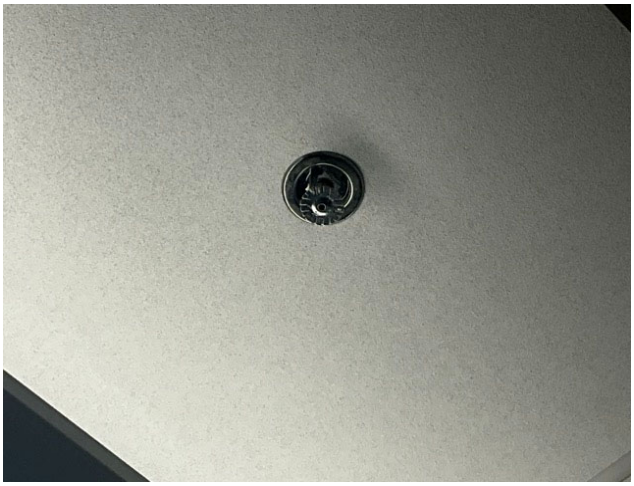
25 - AUTOMATIC TRANSFER SWITCH



26 - INTERIOR LIGHTING SYSTEM

27 - FIRE ALARM SYSTEM

28 - FIRE ALARM PANEL

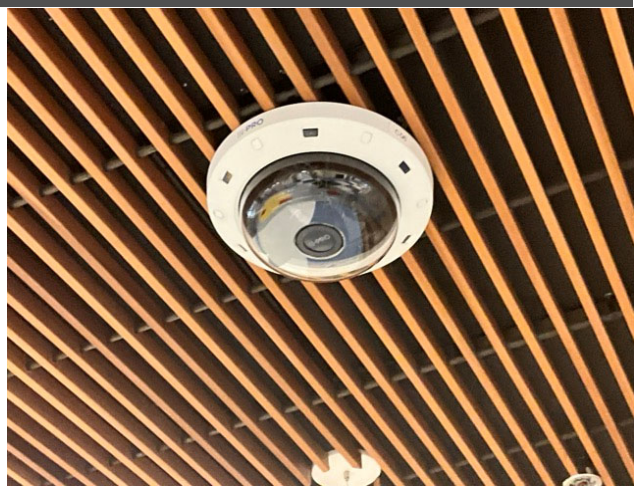


29 - FIRE SUPPRESSION SYSTEM

30 - FIRE RISERS

Photographic Overview

31 - INTERCOM/PA SYSTEM



32 - SECURITY/SURVEILLANCE SYSTEM

33 - SIGNAGE

34 - SHADE STRUCTURE

35 - SHADE STRUCTURE / SITE FURNISHIN

36 - PARKING LOTS / POLE LIGHT FIXTURES

Photographic Overview

37 - SIDEWALKS

38 - RETAINING WALL / FENCING

39 - BASKETBALL COURTS

40 - TENIS COURTS

41 - PLAY STRUCTURES

42 - BIKE RACKS

Appendix B:
Site Plan(s)

Site Plan

Project Number	Site Name
172559.25R000-096.354	Rock Creek Forest Elementary School
Source	**On-Site Date**
Google	February 23, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rock Creek Forest Elementary School

Name of person completing form: Undetermined

Title / Association w/ property: Unknown

Length of time associated w/ property: Unknown

Date Completed: 2/23/2026

Phone Number: Unknown

Method of Completion: PRIOR- fully completed by client

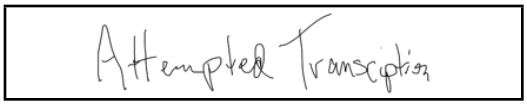
Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1950	Renovated: 2012	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	2018	Room 05
		HVAC	2017	Central HVAC
		Electrical	NA	
		Site Pavement	2024	Repairs near playground
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	2024 Playground to playground near portable		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	(Unable to determine description, written in Spanish)		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	(Unable to determine description, written in Spanish)		

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

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

Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rock Creek Forest Elementary School

BV Project Number: 172559.25R000-096.354

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

2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

ADDITIONAL ENTRANCE

MAIN ENTRANCE

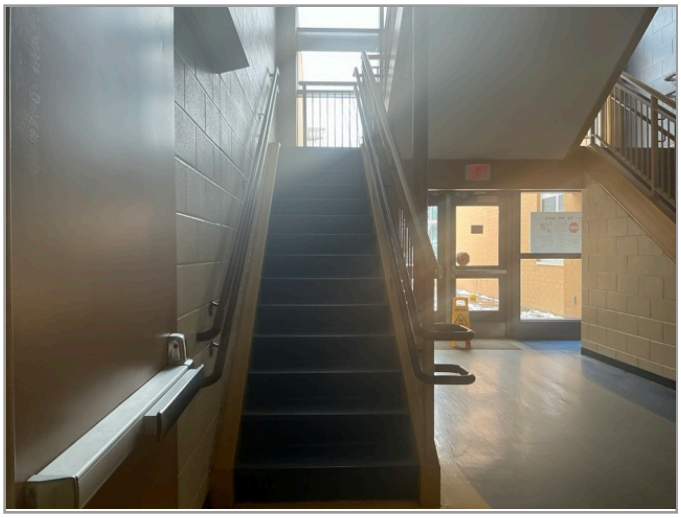
	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

DOOR HARDWARE



STAIR RAILS

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

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

Abbreviated Accessibility Checklist

Elevators

IN-CAB CONTROLS

LOBBY LOOKING AT CAB

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

BREAKROOM OVERVIEW

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

OVERVIEW OF PLAYGROUND

ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Rock Creek Forest Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010		Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	26,680 SF	65	10901063
Facade						
B2020	Building Exterior	Good	Exterior Glazing, Any Type by SF	4,000 SF	20	10851530
Roofing						
B3010		Fair	Green roof, Vegetation Trays, Refurbish	42,000 SF	6	10901160

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Building mainframe	Good	Structural Framing, Steel Columns & Beams, 3-5 Story Building, 3-5 Story Building	98,140 SF	65	10392765
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, 100 WATT	26,680 SF	10	10851529
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	20	10392849
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	24	30	10511358
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	56,300 SF	10	10510242
Interiors						
C1030	Throughout Building	Good	Door Hardware, School, per Door	224	20	10392776
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	224	30	10392886
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	79,640 SF	15	10851453
C1090	Room 117	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	10 LF	10	10392844
C1090	Restrooms Full	Fair	Toilet Partitions, Plastic/Laminate	41	10	10392905
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	736 LF	10	10392822
C1090	Room 163	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	10	10392870
C1090	Music Storage	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	40 LF	10	10392798
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	30	10392911
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	3,300 SF	15	10392769
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	147,210 SF	5	10392814
C2010	Throughout Building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	400 SF	15	10392864
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	400 SF	5	10392821
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	8,000 SF	8	10392848
C2030	Restrooms	Good	Flooring, Ceramic Tile	3,000 SF	30	10392834
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	74,440 SF	5	10392891
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	3	10392866
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,000 SF	40	10851499
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,500 SF	4	10392904
C2050	Throughout Building	Fair	Ceiling Finishes, Any Flat Surface, Prep & Paint	6,000 SF	6	10851454
C2050	Media Center	Good	Ceiling Finishes, Wood Paneling	2,000 SF	20	10392839
Conveying						
D1010	Room 112	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2500 LB, Renovate	1	25	10392871
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	5	10441288

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	10	10441368
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	10392906
D2010	Restrooms Full	Good	Toilet, Commercial Water Closet	41	20	10392803
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	21	20	10392820
D2010	Restrooms Full	Good	Urinal, Standard	9	20	10392872
D2010	Restrooms Full	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	28	20	10392873
D2010	Room 213	Good	Sink/Lavatory, Service Sink, Floor	1	25	10392907
D2010	Room 124	Good	Sink/Lavatory, Service Sink, Floor	1	25	10392850
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	10392816
D2010	Room 171	Good	Sink/Lavatory, Service Sink, Floor	1	25	10392815
D2010	All Purpose Room	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	10392825
D2010	Boiler Room 173	Good	Backflow Preventer, Domestic Water, 1.5 IN	1	20	10441294
D2010	Restrooms Individual	Good	Sink/Lavatory, Wall-Hung	24	20	10839470
D2010	Room 170	Good	Backflow Preventer, Domestic Water, 4 IN	1	20	10441303
D2010	Boiler Room 173	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 132 GAL	1	10	10441297
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	98,140 SF	30	10392855
D2010	Restrooms Individual	Good	Toilet, Commercial Water Closet	24	20	10392862
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	10392786
HVAC						
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-1]	1	10	10392878
D3020	Room 177	Fair	Unit Heater, Electric, Inaccessible [EPUH-1]	1	9	10441296
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-4]	1	10	10392800
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-9]	1	10	10392882
D3020	Boiler Room 173	Good	Boiler Supplemental Components, Expansion Tank, 300 GAL	1	29	10441346
D3020	Electrical Room 175	Fair	Unit Heater, Electric, Inaccessible [EPUH-6]	1	9	10441360
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-7]	1	10	10392876
D3020	Room 170	Fair	Unit Heater, Electric, Inaccessible [EPUH-4]	1	9	10441330
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-3]	1	10	10392898
D3020	Room 166	Fair	Unit Heater, Electric, 6 - 10 kW [EPUH-5]	1	10	10392877
D3020	Boiler Room 173	Fair	Unit Heater, Electric, Inaccessible [EPUH-7]	1	9	10441344
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [ECUH-8]	1	10	10392912
D3020	Room 163A	Fair	Unit Heater, Electric, 11 - 25 kW [EPUH-9]	1	10	10392783
D3020	Roof Penthouse	Fair	Unit Heater, Electric, 5 kW	1	9	10441280
D3030	Mechanical Room 249	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-48]	1	10	10392835
D3030	Mechanical Room 023	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-6]	1	10	10441302
D3030	Mechanical Room 129	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-16]	1	10	10392812
D3030	Mechanical Room 225	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-43]	1	10	10392779
D3030	Mechanical Room 234	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-46]	1	10	10392847
D3030	Room 235	Fair	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Inaccessible [HPU-52]	1	5	10392900
D3030	Room 163	Fair	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Inaccessible [HPU-33]	1	5	10392817
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [DDS-3]	1	5	10441331
D3030	Mechanical Room 225	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-44]	1	10	10392859

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Room 207	Fair	Heat Pump, Water Source, 5 TON, 1.25 TON [HPU-58]	1	10	10392843
D3030	Mechanical Room 013	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-3]	1	10	10441283
D3030	Mechanical Room 222	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-41]	1	10	10392796
D3030	Mechanical Room 221	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-56]	1	10	10392808
D3030	Mechanical Room 159	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-30]	1	10	10392899
D3030	Mechanical Room 241	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-51]	1	10	10392854
D3030	Mechanical Room 216	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-40]	1	10	10392831
D3030	Mechanical Room 204	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-37]	1	10	10392823
D3030	Mechanical Room 210	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-38]	1	10	10392913
D3030	Mechanical Room 119	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-13]	1	10	10392858
D3030	Mechanical Room 204	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-35]	1	10	10392836
D3030	Mechanical Room 229	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-53]	1	10	10392811
D3030	Mechanical Room 020	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-8]	1	10	10441293
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DDS-1]	1	3	10441337
D3030	Mechanical Room 201	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-57]	1	10	10392819
D3030	Mechanical Room 130	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-23]	1	10	10392829
D3030	Mechanical Room 159	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-29]	1	10	10392805
D3030	Mechanical Room 151	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-26]	1	10	10392894
D3030	Room 125	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, Inaccessible [HPU-15]	1	10	10392867
D3030	Room 169	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, Inaccessible [HPU-34]	1	10	10392897
D3030	Mechanical Room 241	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-50]	1	10	10392909
D3030	Mechanical Room 129	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-17]	1	10	10392852
D3030	Mechanical Room 152	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-28]	1	10	10392851
D3030	Mechanical Room 234	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-45]	1	10	10392874
D3030	Mechanical Room 210	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-39]	1	10	10392853
D3030	Mechanical Room 130	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-22]	1	10	10392790
D3030	Mechanical Room 120	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-24]	1	10	10392793
D3030	Mechanical Room 229	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-54]	1	10	10392797
D3030	Mechanical Room 023	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-7]	1	10	10441348
D3030	Mechanical Room 135	Fair	Heat Pump, Water Source, 5 TON, 1.25 TON [HPU-18]	1	10	10392766
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DDS-2]	1	3	10441311
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-49]	1	10	10392863
D3030	Mechanical Room 222	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-42]	1	10	10392773
D3030	Mechanical Room 141	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-19]	1	10	10392828
D3030	Mechanical Room 010	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-4]	1	10	10441313
D3030	Mechanical Room 033	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-10]	1	10	10441307
D3030	Office Areas	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	6	5	10392792
D3030	Mechanical Room 020	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-9]	1	10	10441364
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DDS-6]	1	3	10441289
D3030	Mechanical Room 010	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-5]	1	10	10441369
D3030	Mechanical Room 221	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-55]	1	10	10392770
D3030	Mechanical Room 141	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-20]	1	10	10392885
D3030	Mechanical Room 033	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-11]	1	10	10441304

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DDS-7]	1	3	10441361
D3030	Mechanical Room 111	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-12]	1	10	10392801
D3030	Room 203	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, Inaccessible [HPU-60]	1	10	10392818
D3030	Mechanical Room 001	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-1]	1	10	10441345
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON [DDS-4]	1	3	10441317
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [DDS-5]	1	3	10441338
D3030	Mechanical Room 151	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-27]	1	10	10392838
D3030	Mechanical Room 013	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HPU-2]	1	10	10441350
D3030	Mechanical Room 204	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-36]	1	10	10392893
D3030	Mechanical Room 120	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-25]	1	10	10392833
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 65 CFM [MUAU-1]	1	9	10441349
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 25 TON [RTU-2]	1	10	10441308
D3050	Boiler Room 173	Fair	Pump, Distribution, HVAC Heating Water, 60 HP [P-2]	1	12	10441299
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU#3]	1	10	10441352
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 40 TON [DOAS-2]	1	10	10441326
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	98,140 SF	30	10392846
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON [RTU-1]	1	10	10441309
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	98,140 SF	20	10392804
D3050	Boiler Room 173	Fair	Pump, Distribution, HVAC Heating Water, 60 HP [P-1]	1	12	10441285
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 65 TON [DOAS-1]	1	10	10441314
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [DOAS-3]	1	10	10441290
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-11]	1	14	10441335
D3060	Boiler Room 173	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [SF-1]	1	9	10441328
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-8]	1	14	10441300
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-5]	1	14	10441359
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-17]	1	14	10441354
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-7]	1	14	10441333
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-2]	1	14	10441356
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-13]	1	14	10441282
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-12]	1	14	10441318
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-1]	1	14	10441367
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 2.4 AMP	1	10	10441305
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-6]	1	14	10441319
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-14]	1	14	10441301
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-4]	1	14	10441320
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-9]	1	14	10441291
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1405 CFM [EF-10]	1	14	10441340
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 2.4 AMP	1	10	10441327
Fire Protection						
D4010	Room 170	Good	Supplemental Components, Fire Riser, Wet, 6 IN	6	30	10441281
D4010	Room 170	Good	Backflow Preventer, Fire Suppression, 6 IN	1	20	10441295
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	98,140 SF	15	10392842
Electrical						

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Electrical Room 175	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS #1]	1	14	10441325
D5010	Site General	Fair	Generator, Diesel, 150 KW	1	15	10441422
D5010	Electrical Room 175	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS #2]	1	14	10441310
D5020	Electrical Room 114	Fair	Secondary Transformer, Dry, Stepdown, 9 KVA [TEP1]	1	19	10441329
D5020	Electrical Room 009	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TRL]	1	19	10441357
D5020	Electrical Room 114	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TR1]	1	19	10441363
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TKP]	1	19	10441351
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown , 45 kVA [TS2]	1	19	10392764
D5020	Electrical Room 175	Good	Switchboard, 277/480 V, 2000 AMP	3	29	10441323
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TSP]	1	19	10441286
D5020	Electrical Room 175	Fair	Distribution Panel, 277/480 V, 400 AMP [M]	1	19	10441332
D5020	Electrical Room 114	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TC1]	1	19	10441365
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TR2]	1	19	10392788
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TRP]	1	19	10441362
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TMP2]	1	19	10392777
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TC2]	1	19	10392890
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TEP]	1	19	10441353
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TMP]	1	19	10441334
D5020	Electrical Room 175	Fair	Distribution Panel, 277/480 V, 400 AMP [MD]	1	19	10441343
D5020	Electrical Room 175	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TCP]	1	19	10441324
D5020	Electrical Room 009	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TCL]	1	19	10441312
D5030	Boiler Room 173	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install [VFD-8]	1	9	10441322
D5030	Boiler Room 173	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install [VFD-7]	1	9	10441336
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	98,140 SF	30	10392857
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	98,140 SF	4	10392784
D5040	Building Exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, 100 W, 100 WATT	22	8	10511375
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	98,140 SF	10	10392902
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	24	10	10392774
D5040	All Purpose Room	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	700 SF	10	10392791
Fire Alarm & Electronic Systems						
D6030	All Purpose Room	Fair	Sound System, Theater/Auditorium/Church	98,140 SF	10	10392837
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	98,140 SF	10	10392830
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	98,140 SF	5	10392915
D7050	Room 169	Good	Fire Alarm Panel, Fully Addressable	1	14	10392813
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	98,140 SF	10	10392778
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	98,140 SF	5	10392845
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	10441366
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10441292
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10441341
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	20	10441370
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10441342
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	10441287

Component Condition Report | Rock Creek Forest Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	4	10441347
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10441298
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	10441321
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10441339
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10441355
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10441284
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10441306
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10441316
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	20	10441315
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10441358
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	10392782
E1040	Room 161	Fair	Ceramics Equipment, Kiln	1	10	10392806
E1040	Room 161	Fair	Ceramics Equipment, Kiln	1	10	10392763
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Operable	2	20	10392799
E1070	All Purpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	5	10392910
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	4	20	10392883
E2010	Media Center	Fair	Library Shelving, Double-Faced, up to 90" Height	120 LF	10	10392875
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	2,000 LF	10	10392771
E2010	Media Center	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	100 LF	10	10392824

Component Condition Report | Rock Creek Forest Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2030	Site General	Good	Plumbing System, Rain Water Drainage, Low Density	350,000 SF	30	10511356
Special Construction & Demo						
F1020	Site General	Good	Shade Structure, Metal-Framed, Standard	1,700 SF	20	10511368
F1020	Site General	Good	Shade Structure, Wood or Metal-Framed, Basic/Minimal	500 SF	20	10511378
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	68,000 SF	15	10441414
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	68,000 SF	3	10441409
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	8	9	10441408
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	18,000 SF	15	10441406
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	18,000 SF	3	10441416
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Regulation Goal	2	9	10441404
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	4	9	10441420
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	3	9	10441403
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	5,500 SF	2	10441419
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	9	10441410
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	14	10441415
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	9	10441401
Sitework						
G2060	Site General	Good	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	30	10511373

Component Condition Report | Rock Creek Forest Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	9	10441405
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	1,000 LF	30	10511372
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	3	10	10511359
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 8'	550 LF	30	10511366
G2060	Site General	Fair	Bike Rack, Portable 6-10 Bikes	1	5	10511364
G2060	Site General	Fair	Fences & Gates, Fence, Wood Split 2-Rail	200 LF	5	10511371
G2060	Site General	Good	Bollard, Concrete or Metal	8	20	10511357
G2060	Site General	Fair	Flagpole, Metal	1	19	10441413
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	10	10441424

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/9/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Rock Creek Forest Elementary School	$0	$0	$0	$0	$0	$0	$149,448	$0	$0	$0	$0	$0	$0	$0	$0	$0	$200,845	$0	$0	$0	$289,700	**$639,993**
Rock Creek Forest Elementary School / Main Building	$0	$0	$0	$62,941	$124,843	$1,302,977	$10,818	$0	$87,335	$126,302	$4,933,292	$0	$98,948	$40,385	$258,533	$1,156,580	$14,539	$0	$153,389	$253,864	$3,000,196	**$11,624,941**
Rock Creek Forest Elementary School / Site	$0	$0	$5,835	$42,289	$0	$4,057	$0	$6,764	$49,024	$347,070	$110,336	$0	$7,842	$56,832	$28,739	$468,948	$0	$9,091	$65,884	$4,384	$196,866	**$1,403,961**
Grand Total	**$0**	**$0**	**$5,835**	**$105,230**	**$124,843**	**$1,307,034**	**$160,266**	**$6,764**	**$136,359**	**$473,372**	**$5,043,627**	**$0**	**$106,789**	**$97,217**	**$287,273**	**$1,625,528**	**$215,384**	**$9,091**	**$219,273**	**$258,248**	**$3,486,763**	**$13,668,895**

Rock Creek Forest Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2020	Building Exterior	10851530	Exterior Glazing, Any Type by SF, Replace	30	10	20	4000	SF	$40.10	$160,400																					$160,400	**$160,400**
B3010	Rock Creek Forest Elementary School	10901160	Green roof, Vegetation Trays, Refurbish	10	4	6	42000	SF	$2.98	$125,160							$125,160										$125,160					**$250,320**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$125,160**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$125,160**	**$0**	**$0**	**$0**	**$160,400**	**$410,720**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$149,448**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,845**	**$0**	**$0**	**$0**	**$289,700**	**$639,993**

Rock Creek Forest Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10851529	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	10	10	26680	SF	$1.28	$34,150											$34,150											**$34,150**
B2050	Building Exterior	10392849	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	10	20	12	EA	$1,300.00	$15,600																					$15,600	**$15,600**
B3010	Roof	10510242	Roofing, Modified Bitumen, Replace	20	10	10	56300	SF	$10.00	$563,000											$563,000											**$563,000**
C1030	Throughout Building	10392776	Door Hardware, School, per Door, Replace	30	10	20	224	EA	$400.00	$89,600																					$89,600	**$89,600**
C1070	Throughout Building	10851453	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	79640	SF	$3.50	$278,740																$278,740						**$278,740**
C1090	Restrooms Full	10392905	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	41	EA	$750.00	$30,750											$30,750											**$30,750**
C1090	Room 117	10392844	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	10	LF	$500.00	$5,000											$5,000											**$5,000**
C1090	Throughout Building	10392822	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	736	LF	$500.00	$368,000											$368,000											**$368,000**
C1090	Room 163	10392870	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	3	LF	$500.00	$1,500											$1,500											**$1,500**
C1090	Music Storage	10392798	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	40	LF	$500.00	$20,000											$20,000											**$20,000**
C2010	Gymnasium	10392821	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	400	SF	$16.80	$6,720						$6,720															$6,720	**$13,440**
C2010	Throughout Building	10392814	Wall Finishes, any surface, Prep & Paint	10	5	5	147210	SF	$1.50	$220,815						$220,815										$220,815						**$441,630**
C2010	Gymnasium	10392769	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	10	15	3300	SF	$14.00	$46,200																$46,200						**$46,200**
C2010	Throughout Building	10392864	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	10	15	400	SF	$14.00	$5,600																$5,600						**$5,600**
C2030	Throughout Building	10392891	Flooring, Vinyl Tile (VCT), Replace	15	10	5	74440	SF	$5.00	$372,200						$372,200															$372,200	**$744,400**
C2030	Throughout Building	10392848	Flooring, Carpet, Commercial Standard, Replace	10	2	8	8000	SF	$7.50	$60,000									$60,000										$60,000			**$120,000**
C2030	Gymnasium	10392866	Flooring, Wood, Sports, Refinish	10	7	3	5500	SF	$5.00	$27,500				$27,500										$27,500								**$55,000**
C2050	Media Center	10392839	Ceiling Finishes, Wood Paneling, Replace	30	10	20	2000	SF	$14.00	$28,000																					$28,000	**$28,000**
C2050	Gymnasium	10392904	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	10500	SF	$2.50	$26,250					$26,250										$26,250							**$52,500**
C2050	Throughout Building	10851454	Ceiling Finishes, Any Flat Surface, Prep & Paint	10	4	6	6000	SF	$1.01	$6,060							$6,060											$6,060				**$12,120**
D1010	Elevator	10441288	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator	10441368	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
D2010	Boiler Room 173	10441297	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	10	10	1	EA	$16,325.00	$16,325											$16,325											**$16,325**
D2010	Boiler Room 173	10441294	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$3,200.00	$3,200																					$3,200	**$3,200**
D2010	Room 170	10441303	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$6,600.00	$6,600																					$6,600	**$6,600**
D2010	Hallways & Common Areas	10392906	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$1,500						$1,500															$1,500	**$3,000**
D2010	Hallways & Common Areas	10392816	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$1,500						$1,500															$1,500	**$3,000**
D2010	All Purpose Room	10392825	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,200						$1,200															$1,200	**$2,400**
D2010	Hallways & Common Areas	10392786	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$1,500						$1,500															$1,500	**$3,000**
D2010	Restrooms Full	10392803	Toilet, Commercial Water Closet, Replace	30	10	20	41	EA	$1,300.00	$53,300																					$53,300	**$53,300**
D2010	Throughout Building	10392820	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	21	EA	$1,200.00	$25,200																					$25,200	**$25,200**
D2010	Restrooms Full	10392872	Urinal, Standard, Replace	30	10	20	9	EA	$1,100.00	$9,900																					$9,900	**$9,900**
D2010	Restrooms Full	10392873	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	28	EA	$1,700.00	$47,600																					$47,600	**$47,600**
D2010	Restrooms Individual	10839470	Sink/Lavatory, Wall-Hung, Replace	30	10	20	24	EA	$742.00	$17,808																					$17,808	**$17,808**
D2010	Restrooms Individual	10392862	Toilet, Commercial Water Closet, Replace	30	10	20	24	EA	$1,296.00	$31,104																					$31,104	**$31,104**
D3020	Room 177	10441296	Unit Heater, Electric, Replace	20	11	9	1	EA	$1,800.00	$1,800										$1,800												**$1,800**
D3020	Electrical Room 175	10441360	Unit Heater, Electric, Replace	20	11	9	1	EA	$2,200.00	$2,200										$2,200												**$2,200**
D3020	Room 170	10441330	Unit Heater, Electric, Replace	20	11	9	1	EA	$1,800.00	$1,800										$1,800												**$1,800**
D3020	Boiler Room 173	10441344	Unit Heater, Electric, Replace	20	11	9	1	EA	$1,800.00	$1,800										$1,800												**$1,800**
D3020	Roof Penthouse	10441280	Unit Heater, Electric, Replace	20	11	9	1	EA	$1,800.00	$1,800										$1,800												**$1,800**
D3020	Hallways & Common Areas	10392878	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Hallways & Common Areas	10392800	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Hallways & Common Areas	10392882	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Hallways & Common Areas	10392876	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Hallways & Common Areas	10392898	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Room 166	10392877	Unit Heater, Electric, Replace	20	10	10	1	EA	$2,200.00	$2,200											$2,200											**$2,200**
D3020	Hallways & Common Areas	10392912	Unit Heater, Electric, 11 to 20 KW, Replace	20	10	10	1	EA	$2,616.00	$2,616											$2,616											**$2,616**
D3020	Room 163A	10392783	Unit Heater, Electric, Replace	20	10	10	1	EA	$2,200.00	$2,200											$2,200											**$2,200**

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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
D3030	Roof	10441337	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Roof	10441311	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Roof	10441289	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Roof	10441361	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Roof	10441317	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	12	3	1	EA	$6,100.00	$6,100				$6,100															$6,100			**$12,200**
D3030	Roof	10441338	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Room 235	10392900	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Replace	15	10	5	1	EA	$4,437.00	$4,437						$4,437														$4,437	**$8,874**
D3030	Room 163	10392817	Packaged Terminal Air Conditioner, PTAC, 6000 to 12000 BTUH, Replace	15	10	5	1	EA	$4,437.00	$4,437						$4,437														$4,437	**$8,874**
D3030	Roof	10441331	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$3,500.00	$3,500						$3,500														$3,500	**$7,000**
D3030	Office Areas	10392792	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	10	5	6	EA	$4,020.00	$24,120						$24,120														$24,120	**$48,240**
D3030	Mechanical Room 249	10392835	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 023	10441302	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 129	10392812	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 225	10392779	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 234	10392847	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 225	10392859	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 207	10392843	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 013	10441283	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 222	10392796	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 221	10392808	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 159	10392899	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 241	10392854	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 216	10392831	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 204	10392823	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 210	10392913	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 119	10392858	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 204	10392836	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 229	10392811	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 020	10441293	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 201	10392819	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 130	10392829	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 159	10392805	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 151	10392894	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Room 125	10392867	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Room 169	10392897	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 241	10392909	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 129	10392852	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 152	10392851	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 234	10392874	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 210	10392853	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 130	10392790	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 120	10392793	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 229	10392797	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 023	10441348	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 135	10392766	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room	10392863	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 222	10392773	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 141	10392828	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 010	10441313	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 033	10441307	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 020	10441364	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 010	10441369	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 221	10392770	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 141	10392885	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 033	10441304	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 111	10392801	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Room 203	10392818	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 001	10441345	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 151	10392838	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 013	10441350	Heat Pump, Water Source, Interior Unit, 5 TON, Replace	20	10	10	1	EA	$13,875.00	$13,875											$13,875											**$13,875**
D3030	Mechanical Room 204	10392893	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room 120	10392833	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Boiler Room 173	10441299	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	$34,700.00	$34,700													$34,700									**$34,700**
D3050	Boiler Room 173	10441285	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	$34,700.00	$34,700													$34,700									**$34,700**
D3050	Roof	10441349	Make-Up Air Unit, MUA or MAU, Replace	20	11	9	1	EA	$35,000.00	$35,000										$35,000												**$35,000**
D3050	Roof	10441308	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$45,000.00	$45,000											$45,000											**$45,000**
D3050	Roof	10441352	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Roof	10441326	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$75,000.00	$75,000											$75,000											**$75,000**
D3050	Roof	10441309	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D3050	Roof	10441314	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$120,000.00	$120,000											$120,000											**$120,000**
D3050	Roof	10441290	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$7,500.00	$7,500											$7,500											**$7,500**
D3050	Throughout Building	10392804	HVAC System, Ductwork, Medium Density, Replace	30	10	20	98140	SF	$4.00	$392,560																					$392,560	**$392,560**
D3060	Boiler Room 173	10441328	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	11	9	1	EA	$2,400.00	$2,400										$2,400												**$2,400**
D3060	Roof	10441335	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441300	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441359	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441354	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441333	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441356	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441282	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441318	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441367	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441319	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441301	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441320	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441291	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Roof	10441340	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$2,400															$2,400							**$2,400**
D3060	Commercial Kitchen	10441305	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D3060	Commercial Kitchen	10441327	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	10	10	1	EA	$1,500.00	$1,500											$1,500											**$1,500**
D4010	Throughout Building	10392842	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	98140	SF	$1.07	$105,010																$105,010						**$105,010**
D4010	Room 170	10441295	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	$10,500.00	$10,500																					$10,500	**$10,500**
D5010	Site General	10441422	Generator, Diesel, Replace	25	10	15	1	EA	$86,000.00	$86,000																$86,000						**$86,000**
D5010	Electrical Room 175	10441325	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$12,000.00	$12,000															$12,000							**$12,000**
D5010	Electrical Room 175	10441310	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$12,000.00	$12,000															$12,000							**$12,000**
D5020	Electrical Room 114	10441329	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$5,400.00	$5,400																				$5,400		**$5,400**
D5020	Electrical Room 009	10441357	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 114	10441363	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 175	10441351	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$10,000.00	$10,000																				$10,000		**$10,000**
D5020	Electrical Room	10392764	Secondary Transformer, Dry, Stepdown , Replace	30	11	19	1	EA	$4,675.00	$4,675																				$4,675		**$4,675**
D5020	Electrical Room 175	10441286	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 114	10441365	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room	10392788	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 175	10441362	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room	10392777	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$10,000.00	$10,000																				$10,000		**$10,000**
D5020	Electrical Room	10392890	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 175	10441353	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$6,000.00	$6,000																				$6,000		**$6,000**
D5020	Electrical Room 175	10441334	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$10,000.00	$10,000																				$10,000		**$10,000**
D5020	Electrical Room 175	10441324	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$6,000.00	$6,000																				$6,000		**$6,000**
D5020	Electrical Room 009	10441312	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room 175	10441332	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	$5,300.00	$5,300																				$5,300		**$5,300**
D5020	Electrical Room 175	10441343	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	$14,000.00	$14,000																				$14,000		**$14,000**
D5030	Boiler Room 173	10441322	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	$25,000.00	$25,000										$25,000												**$25,000**
D5030	Boiler Room 173	10441336	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	$25,000.00	$25,000										$25,000												**$25,000**
D5040	Throughout Building	10392784	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	6	4	98140	SF	$0.65	$63,791				$63,791											$63,791							**$127,582**
D5040	Building Exterior	10511375	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, 100 W, Replace	20	12	8	22	EA	$406.50	$8,943									$8,943													**$8,943**
D5040	Throughout Building	10392902	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	98140	SF	$5.00	$490,700											$490,700											**$490,700**
D5040	Gymnasium	10392774	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	10	10	24	EA	$1,700.00	$40,800											$40,800											**$40,800**
D5040	All Purpose Room	10392791	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	10	10	700	SF	$30.00	$21,000											$21,000											**$21,000**
D6030	All Purpose Room	10392837	Sound System, Theater/Auditorium/Church, Replace	20	10	10	98140	SF	$1.50	$147,210											$147,210											**$147,210**
D6060	Throughout Building	10392830	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	10	10	98140	SF	$1.65	$161,931											$161,931											**$161,931**
D7030	Throughout Building	10392915	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	98140	SF	$2.00	$196,280					$196,280																$196,280	**$392,560**
D7050	Throughout Building	10392778	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	98140	SF	$3.00	$294,420											$294,420											**$294,420**
D7050	Room 169	10392813	Fire Alarm Panel, Fully Addressable, Replace	15	1	14	1	EA	$15,000.00	$15,000															$15,000							**$15,000**
D8010	Throughout Building	10392845	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	10	5	98140	SF	$2.50	$245,350					$245,350																$245,350	**$490,700**

Replacement Reserves Report

4/9/2026

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
E1030	Roof	10441287	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300		**$12,600**
E1030	Roof	10441347	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$6,300					$6,300															$6,300		**$12,600**
E1030	Commercial Kitchen	10441284	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280							**$16,560**
E1030	Commercial Kitchen	10441292	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700														$1,700	**$3,400**
E1030	Commercial Kitchen	10441341	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300														$3,300	**$6,600**
E1030	Commercial Kitchen	10441342	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700														$1,700	**$3,400**
E1030	Commercial Kitchen	10441298	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Commercial Kitchen	10441339	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700														$1,700	**$3,400**
E1030	Commercial Kitchen	10441355	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600	**$7,200**
E1030	Commercial Kitchen	10441306	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Commercial Kitchen	10441316	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Commercial Kitchen	10441358	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700														$1,700	**$3,400**
E1030	Commercial Kitchen	10441366	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
E1030	Commercial Kitchen	10441321	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Commercial Kitchen	10441370	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	10	20	1	EA	$1,600.00	$1,600																				$1,600		**$1,600**
E1030	Commercial Kitchen	10441315	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																				$2,500		**$2,500**
E1040	Room 161	10392806	Ceramics Equipment, Kiln, Replace	20	10	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
E1040	Room 161	10392763	Ceramics Equipment, Kiln, Replace	20	10	10	1	EA	$3,200.00	$3,200											$3,200											**$3,200**
E1040	Throughout Building	10392782	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	2	EA	$1,500.00	$3,000							$3,000										$3,000					**$6,000**
E1070	All Purpose Room	10392910	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	300	SF	$13.00	$3,900						$3,900														$3,900		**$7,800**
E1070	Gymnasium	10392799	Basketball Backboard, Wall-Mounted, Operable	30	10	20	2	EA	$4,300.00	$8,600																				$8,600		**$8,600**
E1070	Gymnasium	10392883	Basketball Backboard, Wall-Mounted, Fixed	30	10	20	4	EA	$3,580.00	$14,320																				$14,320		**$14,320**
E2010	Media Center	10392875	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	120	LF	$480.00	$57,600											$57,600											**$57,600**
E2010	Throughout Building	10392771	Casework, Cabinetry, Standard, Replace	20	10	10	2000	LF	$300.00	$600,000											$600,000											**$600,000**
E2010	Media Center	10392824	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height, Replace	20	10	10	100	LF	$330.00	$33,000											$33,000											**$33,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$57,600**	**$110,921**	**$1,123,959**	**$9,060**	**$0**	**$68,943**	**$96,800**	**$3,670,832**	**$0**	**$69,400**	**$27,500**	**$170,921**	**$742,365**	**$9,060**	**$0**	**$90,100**	**$144,775**	**$1,661,136**	**$8,053,372**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$62,941**	**$124,843**	**$1,302,977**	**$10,818**	**$0**	**$87,335**	**$126,302**	**$4,933,292**	**$0**	**$98,948**	**$40,385**	**$258,533**	**$1,156,580**	**$14,539**	**$0**	**$153,389**	**$253,864**	**$3,000,196**	**$11,624,941**

Rock Creek Forest 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
F1020	Site General	10511368	Shade Structure, Metal-Framed, Standard, Replace	30	10	20	1700	SF	$50.00	$85,000																					$85,000	**$85,000**
F1020	Site General	10511378	Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	500	SF	$25.00	$12,500																					$12,500	**$12,500**
G2020	Site Parking Areas	10441409	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	68000	SF	$0.45	$30,600				$30,600					$30,600				$30,600						$30,600			**$122,400**
G2020	Site Parking Areas	10441414	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	68000	SF	$3.50	$238,000															$238,000							**$238,000**
G2050	Site Sports Fields & Courts	10441416	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	18000	SF	$0.45	$8,100				$8,100					$8,100				$8,100						$8,100			**$32,400**
G2050	Site Sports Fields & Courts	10441404	Sports Apparatus, Soccer, Regulation Goal, Replace	20	11	9	2	EA	$2,500.00	$5,000										$5,000												**$5,000**
G2050	Site Sports Fields & Courts	10441401	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	1	EA	$5,000.00	$5,000										$5,000												**$5,000**
G2050	Site Sports Fields & Courts	10441415	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	4	EA	$4,750.00	$19,000															$19,000							**$19,000**
G2050	Site Sports Fields & Courts	10441406	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	18000	SF	$3.50	$63,000															$63,000							**$63,000**
G2050	Site Playground Areas	10441419	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5	3	2	5500	SF	$1.00	$5,500			$5,500					$5,500					$5,500					$5,500					**$22,000**
G2050	Site Playground Areas	10441408	Play Structure, Multipurpose, Medium, Replace	20	11	9	8	EA	$20,000.00	$160,000										$160,000												**$160,000**
G2050	Site Playground Areas	10441420	Play Structure, Multipurpose, Small, Replace	20	11	9	4	EA	$10,000.00	$40,000										$40,000												**$40,000**
G2050	Site Playground Areas	10441403	Play Structure, Multipurpose, Very Small, Replace	20	11	9	3	EA	$6,000.00	$18,000										$18,000												**$18,000**
G2050	Site Playground Areas	10441410	Play Structure, Multipurpose, Large, Replace	20	11	9	1	EA	$35,000.00	$35,000										$35,000												**$35,000**
G2060	Site General	10511364	Bike Rack, Portable 6-10 Bikes, Replace	15	10	5	1	EA	$500.00	$500						$500															$500	**$1,000**
G2060	Site General	10511371	Fences & Gates, Fence, Wood Split 2-Rail, Replace	15	10	5	200	LF	$15.00	$3,000						$3,000															$3,000	**$6,000**
G2060	Site General	10511359	Picnic Table, Metal Powder-Coated, Replace	20	10	10	3	EA	$700.00	$2,100											$2,100											**$2,100**
G2060	Site General	10441405	Signage, Property, Monument, Replace/Install	20	11	9	1	EA	$3,000.00	$3,000										$3,000												**$3,000**
G2060	Site General	10441413	Flagpole, Metal, Replace	30	11	19	1	EA	$2,500.00	$2,500																			$2,500			**$2,500**
G2060	Site General	10511357	Bollard, Concrete or Metal, Replace	30	10	20	8	EA	$1,000.00	$8,000																					$8,000	**$8,000**
G4050	Site Parking Areas	10441424	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	10	10	20	EA	$4,000.00	$80,000											$80,000											**$80,000**
Totals, Unescalated											**$0**	**$0**	**$5,500**	**$38,700**	**$0**	**$3,500**	**$0**	**$5,500**	**$38,700**	**$266,000**	**$82,100**	**$0**	**$5,500**	**$38,700**	**$19,000**	**$301,000**	**$0**	**$5,500**	**$38,700**	**$2,500**	**$109,000**	**$959,900**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$5,835**	**$42,289**	**$0**	**$4,057**	**$0**	**$6,764**	**$49,024**	**$347,070**	**$110,336**	**$0**	**$7,842**	**$56,832**	**$28,739**	**$468,948**	**$0**	**$9,091**	**$65,884**	**$4,384**	**$196,866**	**$1,403,961**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10441368	D1010	**Elevator Controls**	Automatic, 1 Car		Rock Creek Forest Elementary School / Main Building	Elevator				2015		
2	10392871	D1010	**Passenger Elevator**	Overhead Traction, 2-5 Floors	2500 LB	Rock Creek Forest Elementary School / Main Building	Room 112	Kone	KCM831	20362751	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10441297	D2010	**Water Heater**	Gas, Commercial (400 MBH), 100 to 199 GAL	132 GAL	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Conquest	40L 130A-GCL	117532A	2015		
2	10441294	D2010	**Backflow Preventer**	Domestic Water	1.5 IN	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Wilkins Zurn	No dataplate	3921015	2015		
3	10441303	D2010	**Backflow Preventer**	Domestic Water	4 IN	Rock Creek Forest Elementary School / Main Building	Room 170	Wilkins Zurn	350	J46084	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10441280	D3020	**Unit Heater**	Electric	5 kW	Rock Creek Forest Elementary School / Main Building	Roof Penthouse	Taskmaster	G105105N	No dataplate	2015		
2	10392878	D3020	**Unit Heater** [ECUH-1]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
3	10392898	D3020	**Unit Heater** [ECUH-3]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
4	10392800	D3020	**Unit Heater** [ECUH-4]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
5	10392876	D3020	**Unit Heater** [ECUH-7]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
6	10392912	D3020	**Unit Heater** [ECUH-8]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
7	10392882	D3020	**Unit Heater** [ECUH-9]	Electric, 11 to 20 KW	Inaccessible	Rock Creek Forest Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2015		
8	10441296	D3020	**Unit Heater** [EPUH-1]	Electric	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 177	Markel	Inaccessible	Inaccessible	2015		
9	10441330	D3020	**Unit Heater** [EPUH-4]	Electric	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 170	Taskmaster	G1G5105N	No dataplate	2015		
10	10392877	D3020	**Unit Heater** [EPUH-5]	Electric	6 - 10 kW	Rock Creek Forest Elementary School / Main Building	Room 166		Inaccessible	Inaccessible	2015		
11	10441360	D3020	**Unit Heater** [EPUH-6]	Electric	Inaccessible	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Taskmaster	P3P5107CA1N	No dataplate	2015		
12	10441344	D3020	**Unit Heater** [EPUH-7]	Electric	Inaccessible	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Taskmaster	G1G5105N	No dataplate	2015		
13	10392783	D3020	**Unit Heater** [EPUH-9]	Electric	11 - 25 kW	Rock Creek Forest Elementary School / Main Building	Room 163A	Taskmaster			2015		
14	10441346	D3020	**Boiler Supplemental Components**	Expansion Tank	300 GAL	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Armstrong Air	A300-L	749582	2015		
15	10392792	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		Rock Creek Forest Elementary School / Main Building	Office Areas	Inaccessible	Inaccessible	Inaccessible	2015		6
16	10441345	D3030	**Heat Pump** [HPU-1]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 001	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
17	10441307	D3030	**Heat Pump** [HPU-10]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 033	Daikin Industries	W.GS.V.036.8.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
18	10441304	D3030	**Heat Pump** [HPU-11]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 033	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y. Y.3.E. Y. Y. Y. Y. YY	NA	2015		
19	10392801	D3030	**Heat Pump** [HPU-12]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 111	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.YYYYY	NA	2015		
20	10392858	D3030	**Heat Pump** [HPU-13]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 119	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY. Y. Y. 3.E. Y. Y. Y. Y. YY	NA	2015		
21	10392867	D3030	**Heat Pump** [HPU-15]	Water Source, Interior Unit, 5 TON	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 125	Daikin	Inaccessible	Inaccessible	2015		
22	10392812	D3030	**Heat Pump** [HPU-16]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 129	Daikin Industries	W.GS.V.042.B.1.K.GL.L.T.4.Y.A.Y.S.S.YY. Y. Y. 3.E.Y.Y.Y.Y.YY	NA	2015		
23	10392852	D3030	**Heat Pump** [HPU-17]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 129	Daikin Industries	W.GS.V.042.8.1.K.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YYY	NA	2015		
24	10392766	D3030	**Heat Pump** [HPU-18]	Water Source, 5 TON	1.25 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 135	Daikin Industries	W.GS.V.015.8.1.3.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
25	10392828	D3030	**Heat Pump** [HPU-19]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 141	Daikin Industries	W.GS.V.042.B.1.K.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y. Y. Y. Y. YY	NA	2015		
26	10441350	D3030	**Heat Pump** [HPU-2]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 013	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
27	10392885	D3030	**Heat Pump** [HPU-20]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 141	Daikin Industries	W.GS.V.042.B.1.K.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
28	10392790	D3030	**Heat Pump** [HPU-22]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 130	Daikin Industries	W.GS.V.042.B.1.K.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
29	10392829	D3030	**Heat Pump** [HPU-23]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 130	Daikin Industries	W.GS.V.042.B.1.K.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E. Y. Y. Y.Y.YY	NA	2015		
30	10392793	D3030	**Heat Pump** [HPU-24]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 120	Daikin Industries	W.GS.V.042.B.1.K.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.V.Y.YYYY	NA	2015		
31	10392833	D3030	**Heat Pump** [HPU-25]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 120	Daikin Industries	W.GS.V.042.B.1.K.GL.L.T.4.Y.A.Y.S.S.YY. Y. Y. 3.E.Y.Y.Y.Y.YY	NA	2015		
32	10392894	D3030	**Heat Pump** [HPU-26]	Water Source, 5 TON	3.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 151	Daikin Industries	W.GS.V.042. 1.K.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
33	10392838	D3030	**Heat Pump** [HPU-27]	Water Source, 5 TON	2 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 151	Daikin Industries	W.GS.V.024.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
34	10392851	D3030	**Heat Pump** [HPU-28]	Water Source, 5 TON	2 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 152	Daikin Industries	W.GS.V.024.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
35	10392805	D3030	**Heat Pump** [HPU-29]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 159	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
36	10441283	D3030	**Heat Pump** [HPU-3]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 013	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY. Y. Y.3.E.Y. Y.Y.Y.YY	NA	2015		
37	10392899	D3030	**Heat Pump** [HPU-30]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 159	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
38	10392897	D3030	**Heat Pump** [HPU-34]	Water Source, Interior Unit, 5 TON	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 169	Daikin	Inaccessible	Inaccessible	2015		
39	10392836	D3030	**Heat Pump** [HPU-35]	Water Source, 5 TON	2.5 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 204	Daikin Industries	W.GS.V.030.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
40	10392893	D3030	**Heat Pump** [HPU-36]	Water Source, 5 TON	2 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 204	Daikin Industries	W.GS.V.024.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YYY	NA	2015		
41	10392823	D3030	**Heat Pump** [HPU-37]	Water Source, 5 TON	2 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 204	Daikin Industries	W.GS.V.024.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
42	10392913	D3030	**Heat Pump** [HPU-38]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 210	Daikin Industries	W.GS.V.036.8.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.YYYY	NA	2015		
43	10392853	D3030	**Heat Pump** [HPU-39]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 210	Daikin Industries	W.GS.V.036.8.1.J.GL.R.T.4.Y.A.Y.S.S.YYYY.3.E.YYYY.W	NA	2015		
44	10441313	D3030	**Heat Pump** [HPU-4]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 010	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
45	10392831	D3030	**Heat Pump** [HPU-40]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 216	Daikin Industries	W.GS.V.036.8.1.J.GL.R.T.4.Y.A.Y.S.S.YYYY.3.E.YYYYY	NA	2015		
46	10392796	D3030	**Heat Pump** [HPU-41]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 222	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
47	10392773	D3030	**Heat Pump** [HPU-42]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 222	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.Y.YY	NA	2015		
48	10392779	D3030	**Heat Pump** [HPU-43]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 225	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YYY	NA	2015		
49	10392859	D3030	**Heat Pump** [HPU-44]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 225	Daikin Industries	W.GS.V.036.8.1.J.GL.L.T. 4. Y.A.Y.S.S.YY. Y. Y. 3.E. Y. Y. Y. Y. YY	NA	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10392874	D3030	**Heat Pump** [HPU-45]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 234	Daikin Industries	W.GSV.036.8.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.YYYYYY	NA	2015		
51	10392847	D3030	**Heat Pump** [HPU-46]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 234	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YYY	NA	2015		
52	10392835	D3030	**Heat Pump** [HPU-48]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 249	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y. Y	NA	2015		
53	10392863	D3030	**Heat Pump** [HPU-49]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y. Y. Y. Y. YY	NA	2015		
54	10441369	D3030	**Heat Pump** [HPU-5]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 010	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y. Y. Y.Y.YY	NA	2015		
55	10392909	D3030	**Heat Pump** [HPU-50]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 241	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YYY	NA	2015		
56	10392854	D3030	**Heat Pump** [HPU-51]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 241	Daikin Industries	W.GS.V.036.8.1.J.GL.R.T.4.Y.A.V.S.S.YY.Y.Y.3.E. Y. Y.Y.YYY	NA	2015		
57	10392811	D3030	**Heat Pump** [HPU-53]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 229	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y. Y. Y	NA	2015		
58	10392797	D3030	**Heat Pump** [HPU-54]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 229	Daikin Industries	W.GS.V.036.8.1.J.GL R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
59	10392770	D3030	**Heat Pump** [HPU-55]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 221	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
60	10392808	D3030	**Heat Pump** [HPU-56]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 221	Daikin Industries	W.GS.V.036.8.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y. Y. Y. YY	NA	2015		
61	10392819	D3030	**Heat Pump** [HPU-57]	Water Source, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 201	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
62	10392843	D3030	**Heat Pump** [HPU-58]	Water Source, 5 TON	1.25 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 207	Daikin Industries	W.GS.V.015.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
63	10441302	D3030	**Heat Pump** [HPU-6]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 023	Daikin Industries	W.GS.V.036.B.1.J.GL.R.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
64	10392818	D3030	**Heat Pump** [HPU-60]	Water Source, Interior Unit, 5 TON	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 203	Daikin	Inaccessible	Inaccessible	2015		
65	10441348	D3030	**Heat Pump** [HPU-7]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 023	Daikin Industries	W.GS.V.036.8.1.J.GL.L.T.4.Y.A. Y.S.S.YYYY.3.E.YYYYYY	NA	2015		
66	10441293	D3030	**Heat Pump** [HPU-8]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 020	Daikin Industries	W.GS.V.042.B.1.K.GL.R.T.4.Y.A.Y.S.S.YYYY.3.E.Y.Y.Y.YYY	NA	2015		
67	10441364	D3030	**Heat Pump** [HPU-9]	Water Source, Interior Unit, 5 TON	3 TON	Rock Creek Forest Elementary School / Main Building	Mechanical Room 020	Daikin Industries	W.GS.V.036.B.1.J.GL.L.T.4.Y.A.Y.S.S.YY.Y.Y.3.E.Y.Y.Y.YY	NA	2015		
68	10392817	D3030	**Packaged Terminal Air Conditioner** [HPU-33]	PTAC, 6000 to 12000 BTUH	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 163	Daikin	Inaccessible	Inaccessible	2015		
69	10392900	D3030	**Packaged Terminal Air Conditioner** [HPU-52]	PTAC, 6000 to 12000 BTUH	Inaccessible	Rock Creek Forest Elementary School / Main Building	Room 235	Daikin	Inaccessible	Inaccessible	2015		
70	10441337	D3030	**Split System Ductless** [DDS-1]	Single Zone	1.5 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJUS	G000779	2015		
71	10441311	D3030	**Split System Ductless** [DDS-2]	Single Zone	1.5 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJUS	G000167	2015		
72	10441331	D3030	**Split System Ductless** [DDS-3]	Single Zone	1 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RKN12KEVJUS	G001732	2015		
73	10441317	D3030	**Split System Ductless** [DDS-4]	Single Zone, Condenser & Evaporator	3 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RKS36LVJU	E002901	2015		
74	10441338	D3030	**Split System Ductless** [DDS-5]	Single Zone	1.5 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RXN18KEVJU5	Illegible	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
75	10441289	D3030	**Split System Ductless** [DDS-6]	Single Zone	1.5 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RXN18KEJUS	Illegible	2015		
76	10441361	D3030	**Split System Ductless** [DDS-7]	Single Zone	1.5 TON	Rock Creek Forest Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJU5	G000784	2015		
77	10441285	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	60 HP	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Armstrong Air	TE1BF0X0N	12SET13 1021089519	2015		
78	10441299	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	60 HP	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	Armstrong Air	TE1BF0X0N	12SET 13 1021089518	2015		
79	10441349	D3050	**Make-Up Air Unit** [MUAU-1]	MUA or MAU	65 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Ice	Inaccessible	Inaccessible	2014		
80	10441314	D3050	**Packaged Unit** [DOAS-1]	RTU, Pad or Roof-Mounted	65 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	Illegible	Illegible	2015		
81	10441326	D3050	**Packaged Unit** [DOAS-2]	RTU, Pad or Roof-Mounted	40 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	RN-040-3-0-8709-000	201406- BNC V08034	2015		
82	10441290	D3050	**Packaged Unit** [DOAS-3]	RTU, Pad or Roof-Mounted	3 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	RQ-003-3-V-E709-000	201406-AYCC01757	2015		
83	10441352	D3050	**Packaged Unit** [RTU#3]	RTU, Pad or Roof-Mounted	15 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	RN-015-3-0-E709-000	202007-ANCL17386	2015		
84	10441309	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	7 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	RN-007-3-0-E709-000	201406-ANCG08028	2015		
85	10441308	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted	25 TON	Rock Creek Forest Elementary School / Main Building	Roof	AAON, Inc.	RN-025-3-0-8709-000	201406-BNCR08033	2015		
86	10441367	D3060	**Exhaust Fan** [EF-1]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	Inaccessible	Inaccessible	2014		
87	10441340	D3060	**Exhaust Fan** [EF-10]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	No dataplate	No dataplate	2014		
88	10441335	D3060	**Exhaust Fan** [EF-11]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	6-080-D-X	13547583	2014		
89	10441318	D3060	**Exhaust Fan** [EF-12]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	CUBE-360-20-X	13647586 1405	2014		
90	10441282	D3060	**Exhaust Fan** [EF-13]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	CUBE-360-20-X	13647586 1405	2014		
91	10441301	D3060	**Exhaust Fan** [EF-14]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	Inaccessible	Inaccessible	2014		
92	10441354	D3060	**Exhaust Fan** [EF-17]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	63-180 HP-7-X	13647690 1405	2014		
93	10441356	D3060	**Exhaust Fan** [EF-2]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	Inaccessible	Inaccessible	2014		
94	10441320	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	GE-200-7-X	13647580 1405	2014		
95	10441359	D3060	**Exhaust Fan** [EF-5]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	3-098-A-X	3647877 1405	2014		
96	10441319	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	No dataplate	No dataplate	2014		
97	10441333	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	No dataplate	No dataplate	2014		
98	10441300	D3060	**Exhaust Fan** [EF-8]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	No dataplate	No dataplate	2014		
99	10441291	D3060	**Exhaust Fan** [EF-9]	Centrifugal, 16" Damper	1405 CFM	Rock Creek Forest Elementary School / Main Building	Roof	Greenheck	No dataplate	No dataplate	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
100	10441328	D3060	**Exhaust Fan** [SF-1]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	No dataplate	No dataplate	No dataplate	2014		
101	10441305	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated	2.4 AMP	Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Mars	LPN236-1UA-PW	959528	2015		
102	10441327	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated	2.4 AMP	Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Mars	LPN236-1UA-PW	959529	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10441295	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Rock Creek Forest Elementary School / Main Building	Room 170	Wilkins Zurn	350AST	2106A	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10441422	D5010	**Generator**	Diesel	150 KW	Rock Creek Forest Elementary School / Main Building	Site General	Kohler	150REZGC	SGM329HTN	2015		
2	10441325	D5010	**Automatic Transfer Switch** [ATS #1]	ATS	200 AMP	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Kohler	Inaccessible	Inaccessible	2014		
3	10441310	D5010	**Automatic Transfer Switch** [ATS #2]	ATS	200 AMP	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Kohler	Inaccessible	Inaccessible	2014		
4	10441365	D5020	**Secondary Transformer** [TC1]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 114	Eaton	N48M28B45CUEE	J14E51389	2014		
5	10392890	D5020	**Secondary Transformer** [TC2]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room	Eaton	NA	J14E51453	2015		
6	10441312	D5020	**Secondary Transformer** [TCL]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 009	Eaton	N48M28B45CUEE	J14E51380	2014		
7	10441324	D5020	**Secondary Transformer** [TCP]	Dry, Stepdown	15 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	N48M28B15CUEE	J14E50714	2014		
8	10441353	D5020	**Secondary Transformer** [TEP]	Dry, Stepdown	15 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	V48M28B15CUEE	J14E51532	2014		
9	10441329	D5020	**Secondary Transformer** [TEP1]	Dry, Stepdown	9 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 114	Eaton	Y48G28B09CU	Inaccessible	2014		
10	10441351	D5020	**Secondary Transformer** [TKP]	Dry, Stepdown	75 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	V48M28B75CUEE	J14100831	2014		
11	10441334	D5020	**Secondary Transformer** [TMP]	Dry, Stepdown	75 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	V48M28B75CUEE	J14800522	2014		
12	10392777	D5020	**Secondary Transformer** [TMP2]	Dry, Stepdown	75 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room	Eaton	NA	J14E00830	2015		
13	10441363	D5020	**Secondary Transformer** [TR1]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 114	Eaton	V48M28B45CUEE	Inaccessible	2014		
14	10392788	D5020	**Secondary Transformer** [TR2]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room	Eaton	NA	J14E51109	2015		
15	10441357	D5020	**Secondary Transformer** [TRL]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 009	Eaton	V48M28B45CUEE	J14151366	2014		
16	10441362	D5020	**Secondary Transformer** [TRP]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	No dataplate	No dataplate	No dataplate	2014		
17	10392764	D5020	**Secondary Transformer** [TS2]	Dry, Stepdown	45 kVA	Rock Creek Forest Elementary School / Main Building	Electrical Room	Eaton	NA	Inaccessible	2014		
18	10441286	D5020	**Secondary Transformer** [TSP]	Dry, Stepdown	45 KVA	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	N48M28B45CUEE	J14E51434	2014		
19	10441323	D5020	**Switchboard**	277/480 V	2000 AMP	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	No dataplate	No dataplate	2014		3
20	10441332	D5020	**Distribution Panel** [M]	277/480 V	400 AMP	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	PRL3A	No dataplate	2014		
21	10441343	D5020	**Distribution Panel** [MD]	277/480 V	400 AMP	Rock Creek Forest Elementary School / Main Building	Electrical Room 175	Eaton	PRL4	No dataplate	2014		
22	10441336	D5030	**Variable Frequency Drive** [VFD-7]	VFD, by HP of Motor	60 HP	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	ABB	No dataplate	2142501835	2014		
23	10441322	D5030	**Variable Frequency Drive** [VFD-8]	VFD, by HP of Motor	60 HP	Rock Creek Forest Elementary School / Main Building	Boiler Room 173	ABB	No dataplate	2142501842	2014		
24	10392774	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Rock Creek Forest Elementary School / Main Building	Gymnasium				2015		24

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10392813	D7050	**Fire Alarm Panel**	Fully Addressable		Rock Creek Forest Elementary School / Main Building	Room 169	EST	500G/WXDX-PG/-) (150x60Hz 2.0)	NA	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10441370	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Eagle	HSA 10-FA-P-LRS	1403241216	2015		
2	10441315	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen				2015		
3	10441284	E1030	**Foodservice Equipment**	Convection Oven, Double		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	021914CP065T	2015		
4	10441355	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Continental	LMCS-SS-D	15426057	2015		
5	10441341	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	CaptiveAire Systems	6630 VHB	NA	2015		
6	10441292	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Delfield	KC-50-NU	1408150002121	2015		
7	10441342	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Metro	C539-HDS -- 4	No dataplate	2015		
8	10441339	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Metro	C539-HDS--4	No dataplate	2015		
9	10441358	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT-60	1408150002122	2015		
10	10441316	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Continental	DL1R-SS-HD	15411262	2015		
11	10441287	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Rock Creek Forest Elementary School / Main Building	Roof	Beacon 2	M0Z045L63S	T14F13238	2014		
12	10441347	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Rock Creek Forest Elementary School / Main Building	Roof	Beacon 2	M0H015X63S	T14F13242	2014		
13	10441298	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Beacon 2	Inaccessible	Inaccessible	2015		
14	10441306	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Heatcraft	LCA6135AEB	T14F00741	2015		
15	10441366	E1030	**Foodservice Equipment**	Walk-In, Freezer		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Thermalrite	E225993	203571-01 J02	2015		
16	10441321	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Rock Creek Forest Elementary School / Main Building	Commercial Kitchen	Thermalrite	E225993	203571-01 J01	2015		
17	10392806	E1040	**Ceramics Equipment**	Kiln		Rock Creek Forest Elementary School / Main Building	Room 161	Paragon	Inaccessible	Inaccessible	2015		
18	10392763	E1040	**Ceramics Equipment**	Kiln		Rock Creek Forest Elementary School / Main Building	Room 161	Paragon	TNF823	447290	2015		
19	10392782	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Rock Creek Forest Elementary School / Main Building	Throughout Building						2