

FACILITY CONDITION ASSESSMENT



prepared for

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



Rock Creek Valley Elementary School
5121 Russett Road
Rockville, MD 20853

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

April 29, 2026

ON SITE DATE:

October 13, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	5121 Russett Road, Rockville, MD 20853
Site Developed	1964; Renovated 2001
Outside Occupants / Leased Spaces	None leased by outside parties
Date(s) of Visit	October 10, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Maria Ramirez (301) 915-6570
Assessment & Report Prepared By	Jacob Haire
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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 Valley Elementary School was originally developed in 1964 as an elementary school and has been utilized as such since its inception. While there are no outside occupants utilizing any part of the property, there is public childcare in the mornings and afternoons, which mainly operate out of the cafeteria. The interiors have been periodically updated overtime, with the most significant renovation occurring in 2001, where there was a 10 classroom addition on the north side of the school.

Architectural

The Building façade is mainly consistent of brick veneer, with the front center entrance being pronounced with a stucco finish. The flat roof is a built up system with aggregate finish. the roof and façade were both observed to be in fair condition. The common interior finishes observed were VCT tiles and carpet for the floors, and painted drywall for the walls and ceilings, along with suspended ACT. The interior finishes have been periodically replaced as needed over the years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The main mechanical room is located down the B Hallway, and houses multiple boilers, distribution pumps and air handlers. Rooftop systems are mainly confined to split system heat pumps and a large RTU at the north end of the roof. The only site component observed was the air cooled chiller located just outside of the main mechanical room. The hydronic system pipes out to terminal units located across the school. It was reported that the vast majority of the mechanical system was reworked during the 2001 addition project.

The main electrical room is also located at the end of B hallway, and houses the main switchboards along with secondary panels and transformers. The emergency generator is located in the mechanical room but the Automatic transfer switch is located in the mechanical room. All of this equipment was observed to be updated consistent with the mechanical, during the 2001 renovation.

The Water heater is located in the mechanical room, and reported to serve the entire building with copper piping. Plumbing fixtures are toilets, sinks, urinals and drinking fountains. It was reported that all existing bathrooms were replaced during the 2001 renovation, but unclear if the distribution system itself was replaced. There is a fire suppression system installed throughout the building. Stand-pipes were located in the B hallway mechanical room. The Sprinklers and extinguishers were observed to be up-to-date on inspections and operational.

Site

The overall condition of the parking lots and sidewalks are in fair condition and well maintained. The playgrounds onsite are well maintained and recently replaced. Adjacent to the playgrounds is a baseball diamond, general athletic court, and soccer field, all of which are operational and used intermittently.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

seat for each student in the classroom. The work surface and seat were appropriate for the normal activity of the class conducted in the room.

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

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

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall 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 0.608503.

Immediate Needs

There are no immediate needs to report.

Key Findings



Drinking Fountain in Poor condition.

Wall-Mounted, Single-Level
Rock Creek Valley Elementary School Rock
Creek Valley Elementary School A hallway

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

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Fountain leaking and inoperable - AssetCALC ID: 9997607



Ceramics Equipment in Poor condition.

Kiln
Rock Creek Valley Elementary School Rock
Creek Valley Elementary School B8

Uniformat Code: E1040
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

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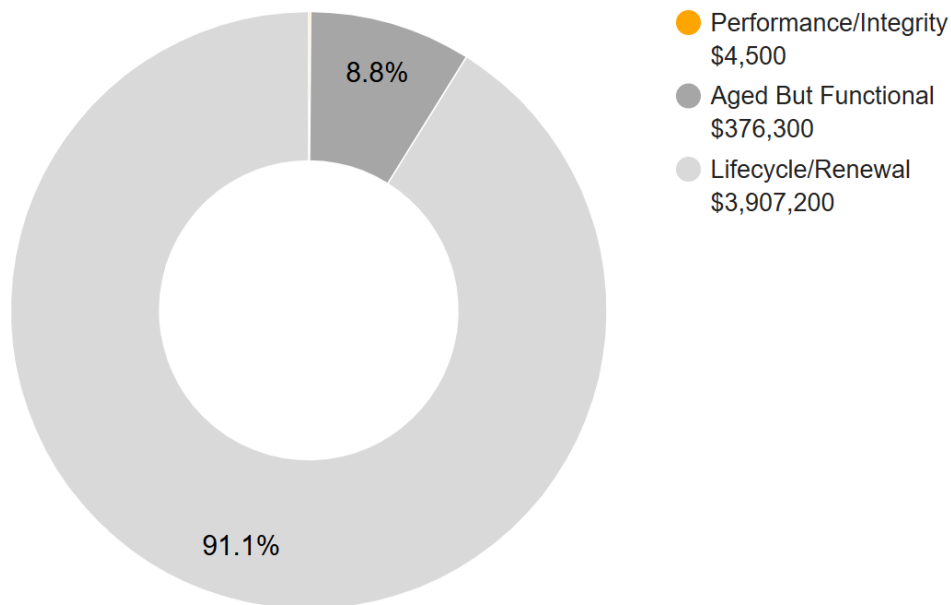
Not currently in operation - AssetCALC ID: 9997574

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$4,288,000

2. Building information



Main Building: Systems Summary

Address	5121 Russett Road, Rockville, MD 20853	
GPS Coordinates	39.04.58.38, 77.06.09.61	
Constructed/Renovated	1964/2001	
Building Area	76,692 SF	
Number of Stories	2 above grade	
System	Description	Condition
Structure	Steel column and beam framing with masonry load bearing walls and concrete-topped metal decks over concrete pad column footings	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up system with stone aggregate finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, quarry tile, wood strip Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair

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

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	-	-	-	-	\$4,848,000	\$4,848,000
Facade	-	-	-	\$405,900	\$7,100	\$412,900
Roofing	-	-	\$872,000	-	\$7,200	\$879,200
Interiors	-	\$3,000	\$356,700	\$417,000	\$1,029,600	\$1,806,200
Conveying	-	-	-	\$3,800	\$13,100	\$16,900
Plumbing	-	\$10,700	\$36,300	\$114,100	\$147,500	\$308,600
HVAC	-	\$166,600	\$117,500	\$82,300	\$193,300	\$559,600
Fire Protection	-	-	-	\$17,200	\$28,900	\$46,100
Electrical	-	\$21,200	\$25,300	\$171,000	\$1,240,200	\$1,457,700
Fire Alarm & Electronic Systems	-	-	\$138,300	\$706,800	\$20,800	\$865,800
Equipment & Furnishings	-	\$52,000	\$153,700	\$107,700	\$99,300	\$412,800
Site Development	-	-	-	-	\$10,400	\$10,400
TOTALS (3% inflation)	-	\$253,500	\$1,699,700	\$2,025,800	\$7,645,300	\$11,624,300

3. Site Summary



Site Information

Site Area	7.75 acres (estimated)
Parking Spaces	65 total spaces all in open lots; 4 of which are accessible

<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs.	Fair
Site Development	Property entrance signage; chain link fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to 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	None	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	Areas of note that were either inaccessible or not observed for other reasons are listed here: Chiller enclosure; locked area and no key

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$4,300	\$66,600	\$5,800	\$76,700
HVAC	-	-	-	-	\$146,900	\$146,900
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	-	-	-	\$183,800	-	\$183,800
Site Development	-	-	\$21,300	\$33,100	\$293,700	\$348,100
Site Utilities	-	-	-	-	\$121,700	\$121,700
TOTALS (3% inflation)	-	-	\$25,600	\$283,500	\$568,000	\$877,100

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1964/2001	No	No
Main Building	1964/2001	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 Valley Elementary School, 5121 Russett Road, Rockville, MD 20853, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



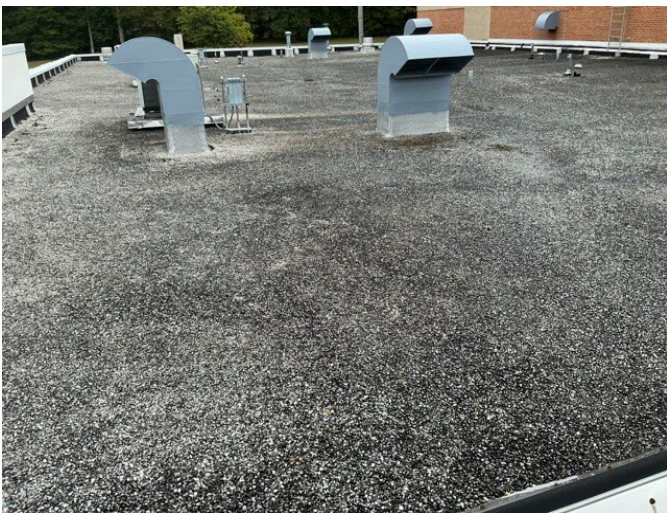
2 - LEFT ELEVATION



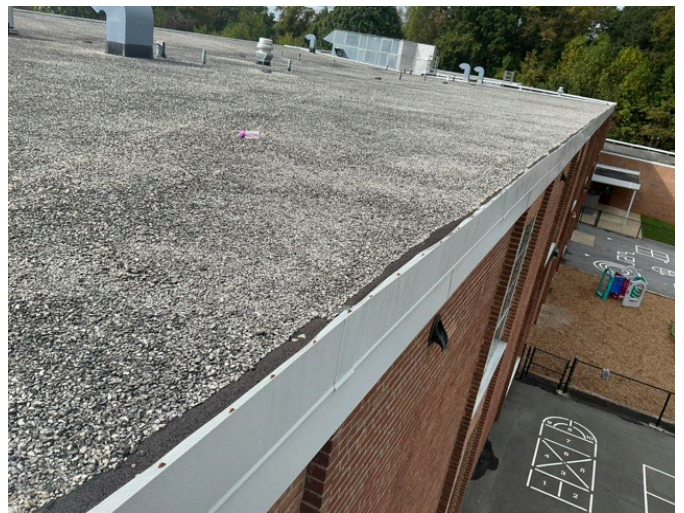
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PRIMARY ROOF



6 - ROOF EDGE ELEMENTS

Photographic Overview



7 - ART CLASSROOM



8 - LIBRARY



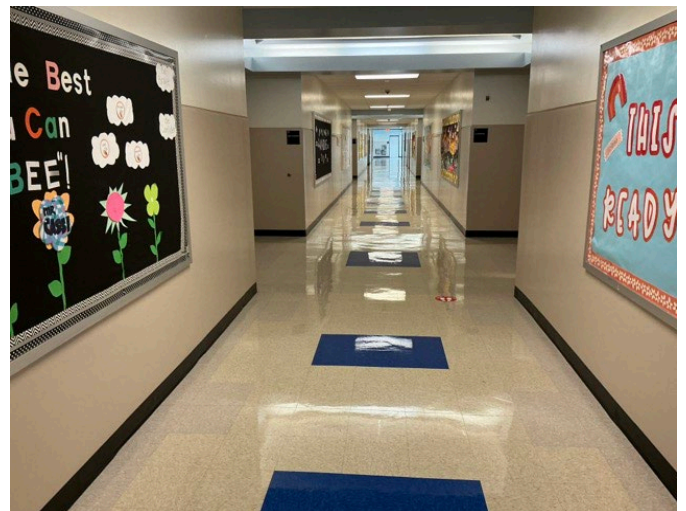
9 - GYMNASIUM



10 - TYPICAL CLASSROOM

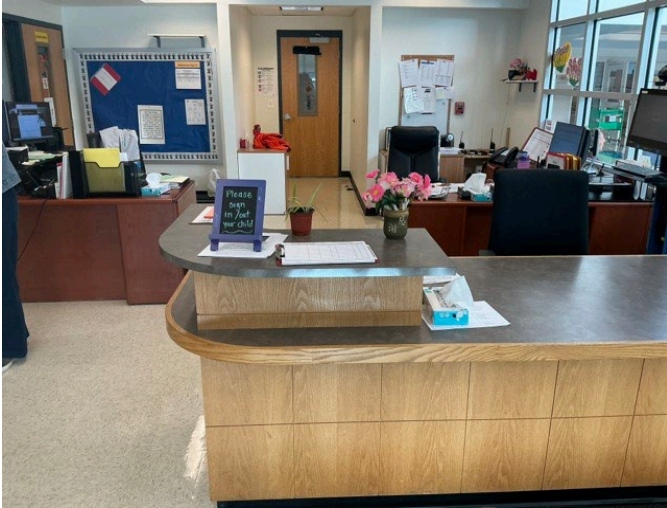


11 - CAFETERIA



12 - INTERIOR CIRCULATION

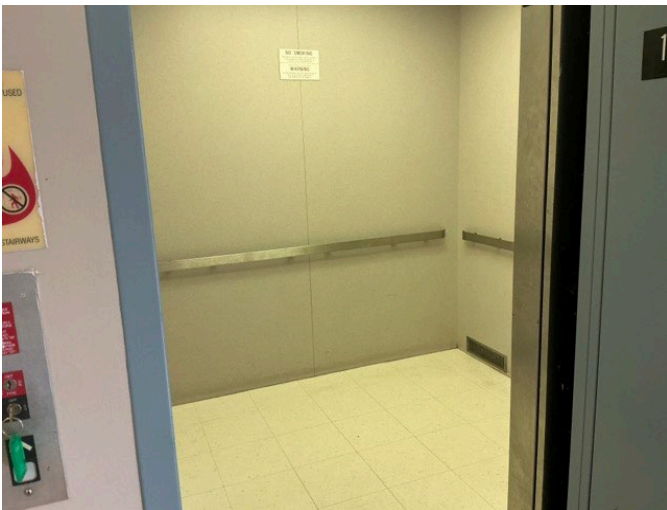
Photographic Overview



13 - FRONT OFFICE/RECEPTION



14 - GANG RESTROOM



15 - ELEVATOR FINISHES



16 - WATER HEATER



17 - MAIN MECHANICAL ROOM



18 - AIR HANDLER

Photographic Overview



19 - SECONDARY ELECTRICAL ROOM



20 - BACKUP GENERATOR



21 - FIRE ALARM PULL STATION



22 - PARKING LOTS



23 - EXTERIOR BASKETBALL COURT



24 - PLAY STRUCTURE

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-001.354	Rock Creek Valley Elementary	
	Source	On-Site Date	
	Google	October 13, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rock Creek Valley Elementary School

Name of person completing form: Maria Ramirez

Title / Association w/ property: Lead service manager

Length of time associated w/ property: 1 year

Date Completed: 10/13/2025

Phone Number: (301) 915-6570

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1964	Renovated 2001	
2	Building size in SF	76,692	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2024	
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	No knowledge		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No knowledge		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No knowledge		

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?	✗				chiller
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?			✗		
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			On playground
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			✗		
21	Are any areas of the property leased to outside occupants?			✗		



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rock Creek Valley Elementary School

BV Project Number: 172559.25R000-097.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



ACCESSIBLE INTERIOR RAMP

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



BREAKROOM PATH OF TRAVEL

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E:

Component Condition Report

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010		Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	76,692 SF	21	10281168
B1010	A13	Fair	Structural Framing, Steel Columns & Beams, Repair	76,692 SF	20	9997751
B1080	Stair 2	Fair	Stairs, Metal or Pan-Filled, Interior	200 SF	25	9997590
B1080	Stair 3	Fair	Stairs, Metal or Pan-Filled, Interior	150 SF	25	9997696
Facade						
B2020		Fair	Glazing, any type by SF	6,000 SF	7	10282276
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	24	9997769
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	9997760
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	57,000 SF	3	9997605
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	20	9997740
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	38	9997795
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	36	9997601
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	20	9997646
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	16 LF	37	9997792
B3060	Roof	Fair	Roof Hatch, Metal	1	15	9997633
Interiors						
C1030		Fair	Interior Door, Wood, Solid-Core	75	34	9997644
C1090	Gym Hall Boys RR	Fair	Toilet Partitions, Plastic/Laminate	1	17	9997535
C1090	A Hallway boys Gang Restroom	Fair	Toilet Partitions, Plastic/Laminate	2	10	9997727
C1090	B Hall Boys RR	Fair	Toilet Partitions, Plastic/Laminate	2	10	9997706
C1090	A17/A18 common	Fair	Toilet Partitions, Plastic/Laminate	1	10	9997568
C1090	A15/A16 common RR	Fair	Toilet Partitions, Plastic/Laminate	2	10	9997781

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	C hallway Boys Gang RR near Elevator	Fair	Toilet Partitions, Plastic/Laminate	5	5	9997637
C1090	A Hallway girls Gang Restroom	Fair	Toilet Partitions, Plastic/Laminate	4	10	9997663
C1090	C hallway Girls Gang RR	Fair	Toilet Partitions, Plastic/Laminate	4	5	9997507
C1090	Commercial Kitchen	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	3 LF	2	9997627
C1090	C hallway Girls Gang RR near elevator	Fair	Toilet Partitions, Plastic/Laminate	5	5	9997767
C1090	B hall girls RR	Fair	Toilet Partitions, Plastic/Laminate	3	10	9997509
C1090	C hallway Boys Gang RR	Fair	Toilet Partitions, Plastic/Laminate	2	5	9997754
C1090	Gym hall girls RR	Fair	Toilet Partitions, Plastic/Laminate	5	10	9997691
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	120,000 SF	6	9997533
C2010		Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	80 SF	2	9997542
C2010		Fair	Wall Finishes, Ceramic Tile	80 SF	15	9997547
C2030	C hallway Girls Gang RR near elevator	Fair	Flooring, Ceramic Tile	375 SF	16	9997625
C2030	2nd floor staff RR near elevator	Fair	Flooring, Ceramic Tile	71 SF	15	9997505
C2030		Fair	Flooring, Maple Sports Floor	7,600 SF	6	9997683
C2030	Gym Hall boys RR	Fair	Flooring, Ceramic Tile	350 SF	15	9997743
C2030	A19	Fair	Flooring, Carpet, Commercial Standard	200 SF	5	9997672
C2030	Gym hall girls RR	Fair	Flooring, Ceramic Tile	400 SF	15	9997572
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	40,000 SF	4	9997638
C2030	Kitchen	Fair	Flooring, Quarry Tile	1,000 SF	26	10281332
C2030	C hallway Girls Gang RR	Fair	Flooring, Ceramic Tile	400 SF	16	9997618
C2030	C hallway Boys Gang RR	Fair	Flooring, Ceramic Tile	400 SF	16	9997532
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	6	9997734
C2030	A9	Fair	Flooring, Ceramic Tile	100 SF	15	9997595
C2030	2nd floor staff RR	Fair	Flooring, Ceramic Tile	71 SF	15	9997558
C2030	Office staff RR	Fair	Flooring, Ceramic Tile	100 SF	15	9997649

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	A10 RR	Fair	Flooring, Ceramic Tile	100 SF	15	9997742
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	20,000 SF	13	9997659
C2030	A5 resources	Fair	Flooring, Carpet, Commercial Standard	400 SF	4	9997710
C2030	A8	Fair	Flooring, Ceramic Tile	100 SF	15	9997797
C2030	Cafeteria	Fair	Flooring, Wood, Strip	600 SF	6	9997636
C2030	A17/A18 common	Fair	Flooring, Ceramic Tile	400 SF	15	9997565
C2030	C hallway Boys Gang RR near Elevator	Fair	Flooring, Ceramic Tile	375 SF	16	9997782
C2030	A15/A16 common RR	Fair	Flooring, Ceramic Tile	300 SF	15	9997759
C2030	A11 RR	Fair	Flooring, Ceramic Tile	100 SF	15	9997722
C2050	Throughout Building	Fair	Ceiling Finishes, Gypsum Board/Plaster	70,000 SF	45	9997721
Conveying						
D1010		Fair	Elevator Cab Finishes, Economy	1	8	9997680
D1010		Fair	Elevator Controls, Automatic, 1 Car	1	16	9997560
Plumbing						
D2010	A9	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997573
D2010	B hall	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	7	9997758
D2010	C hallway Boys Gang RR	Fair	Toilet, Commercial Water Closet	1	6	9997581
D2010	Gym Hall Boys RR	Fair	Sink/Lavatory, Wall-Hung	2	5	9997603
D2010	A16	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	5	9997745
D2010	C2	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997576
D2010	C hallway Boys Gang RR near Elevator	Fair	Toilet, Commercial Water Closet	3	6	9997741
D2010	C3	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997562
D2010	Commercial Kitchen	Fair	Toilet, Commercial Water Closet	1	5	9997660
D2010	C Hallway	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	9997714
D2010	A10 RR	Fair	Sink/Lavatory, Wall-Hung	2	15	9997528

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	9997526
D2010	2nd floor staff RR	Fair	Toilet, Commercial Water Closet	1	5	9997715
D2010	Office staff RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997539
D2010	C4	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997608
D2010	C1	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997518
D2010	B hall girls RR	Fair	Toilet, Commercial Water Closet	2	20	9997549
D2010	A10	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	9997739
D2010	A19	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997697
D2010	Building service	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	3	9997630
D2010		Fair	Toilet, Commercial Water Closet	2	15	9997564
D2010	A17/A18 common	Fair	Toilet, Commercial Water Closet	2	5	9997770
D2010	A Hallway girls Gang Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	20	9997540
D2010	Gym Hall Boys RR	Fair	Urinal, Standard	2	20	9997593
D2010	B8	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	9997681
D2010	A Hallway boys Gang Restroom	Fair	Urinal, Standard	2	20	9997784
D2010	C12	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997688
D2010	2nd floor staff RR near elevator	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	9997596
D2010		Fair	Shower, Fiberglass	1	2	9997641
D2010	A3	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	9997731
D2010	C14	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997612
D2010	B8	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	9997651
D2010	C9	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997525
D2010	A5 resources	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997764
D2010	A8 RR	Fair	Sink/Lavatory, Wall-Hung	1	15	9997729
D2010	C hallway Boys Gang RR near Elevator	Fair	Urinal, Standard	3	6	9997584

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	C hallway Boys Gang RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997753
D2010	A15/A16 common RR	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997579
D2010	A19	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997724
D2010	2nd floor staff RR	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	10	9997752
D2010	A17/A18 common	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997720
D2010	C13	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997749
D2010	A19	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997777
D2010	C5	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997678
D2010	A19	Fair	Toilet, Commercial Water Closet	1	15	9997737
D2010	A17/A18 common	Fair	Toilet, Commercial Water Closet	1	15	9997762
D2010	A11 RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997598
D2010	Office staff RR	Fair	Toilet, Commercial Water Closet	1	15	9997570
D2010	B Hall Boys RR	Fair	Toilet, Commercial Water Closet	5	15	9997555
D2010	A Hallway girls Gang Restroom	Fair	Toilet, Commercial Water Closet	5	15	9997578
D2010	A10 RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997634
D2010	A9 RR	Fair	Toilet, Commercial Water Closet	1	15	9997717
D2010	C10	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997700
D2010	A hallway	Poor	Drinking Fountain, Wall-Mounted, Single-Level	1	1	9997607
D2010	B hall girls RR	Fair	Sink/Lavatory, Wall-Hung	2	5	9997656
D2010	A Hallway boys Gang Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	9997557
D2010	A11 RR	Fair	Toilet, Commercial Water Closet	2	15	9997689
D2010	C hallway Girls Gang RR	Fair	Toilet, Commercial Water Closet	4	6	9997554
D2010	C hallway Girls Gang RR near elevator	Fair	Toilet, Commercial Water Closet	5	6	9997569
D2010	A17/A18 common	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	9997585
D2010	C hallway Girls Gang RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997744

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	C6	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997761
D2010	A15/A16 common RR	Fair	Toilet, Child-Sized	2	6	9997787
D2010	A9 RR	Fair	Sink/Lavatory, Wall-Hung	1	5	9997531
D2010	B hall Boys RR	Fair	Urinal, Standard	2	6	9997682
D2010	A hallway	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	2	9997617
D2010	B hall	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	7	9997588
D2010	B hallway mechanical room	Fair	Pump, Circulation/Booster, Domestic Water, 5 HP, 5 HP	1	2	9997543
D2010	C11	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997730
D2010	A17	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997657
D2010	A6	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	9997580
D2010	A Hallway boys Gang Restroom	Fair	Toilet, Commercial Water Closet	3	15	9997790
D2010	A15/A16 common RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997733
D2010	Gym hall girls RR	Fair	Toilet, Commercial Water Closet	3	6	9997699
D2010	A18	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	9997786
D2010	A17/A18 common	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997632
D2010	Gym Hall Boys RR	Fair	Toilet, Commercial Water Closet	3	6	9997655
D2010	A7	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997544
D2010	C hallway Girls Gang RR near elevator	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	6	9997621
D2010	Gym hall girls RR	Fair	Sink/Lavatory, Wall-Hung	3	5	9997606
D2010	B8	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997732
D2010	A8	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997529
D2010	A15/A16 common RR	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997587
D2010	2nd floor staff RR near elevator	Fair	Toilet, Commercial Water Closet	1	5	9997611
D2010	C hallway Boys Gang RR near Elevator	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9997629
D2010	B hallway mechanical room	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, 81 GAL	1	15	9997736

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	C8	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997537
D2010	C hallway Boys Gang RR	Fair	Urinal, Standard	2	6	9997519
D2010	A11	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	6	9997648
D2010	A14	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997707
D2010	A15	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	6	9997642
D2010	B Hall Boys RR	Fair	Sink/Lavatory, Wall-Hung	2	15	9997671
D2010	A8 RR	Fair	Toilet, Commercial Water Closet	1	6	9997508
D2010		Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9997628
D2010	A15/A16 common RR	Fair	Toilet, Child-Sized	2	6	9997780
D2060	B hallway mechanical room	Fair	Air Compressor, Tank-Style, 2 HP	1	5	9997583
HVAC						
D3020	B hallway mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1750 MBH [#2]	1	5	9997788
D3020	B hallway mechanical room	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1750 MBH [#1]	1	6	9997685
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	2	9997647
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	2	9997735
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	3	9997602
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	12	9997662
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, 2 TON	1	2	9997604
D3030	Commercial Kitchen	Good	Split System, Fan Coil Unit, DX, 1 to 1.5 TON	1	11	9997695
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, 7.5 TON	1	2	9997645
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, 2 TON	1	2	9997550
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	2	9997783
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON	1	7	9997675
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	12	9997763
D3050	Classrooms General	Fair	Fan Coil Unit, Hydronic Terminal, 200 - 400 CFM	36	15	9997551

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON	1	2	9997624
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 26 - 50 HP	1	2	9997522
D3050	B hallway mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	3	9997577
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	1	2	9997674
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP	1	2	9997520
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	1	7	9997582
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, 5 HP	1	10	9997610
D3050	B hallway mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	1	3	9997658
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 500 CFM [EF-29]	1	2	9997567
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-7]	1	2	9997702
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-1]	1	2	9997639
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-20]	1	2	9997623
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-30]	1	2	9997705
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-11]	1	2	9997654
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM [EF-6]	1	2	9997757
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-2]	1	16	9997750
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-5]	1	2	9997552
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM [EF-09]	1	2	9997712
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-04]	1	2	9997793
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 500 CFM [EF-16]	1	2	9997794
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM [EF-18]	1	2	9997652
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM [EF-17]	1	2	9997798
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-3]	1	2	9997768
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM [EF-10]	1	2	9997718
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 300 CFM [EF-19]	1	2	9997723

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Protection						
D4010	B hallway mechanical room	Fair	Backflow Preventer, Fire Suppression, 10 IN	1	6	9997716
D4010	B hallway mechanical room	Fair	Supplemental Components, Fire Riser, Dry, 8 IN	1	16	9997708
Electrical						
D5010	B hallway mechanical room	Fair	Generator, Diesel, 20 KW	1	2	9997530
D5010	B hallway electrical room	Fair	Automatic Transfer Switch, ATS, 1000 AMP	1	17	9997541
D5020	B hallway mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	6	9997635
D5020	B hallway electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	9997513
D5020	A13 Electrical	Fair	Distribution Panel, 277/480 V, 200 AMP	1	6	9997536
D5020	B hallway electrical room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	9997521
D5020	B hallway mechanical room	Fair	Switchboard, 277/480 V, 600 AMP [DNHC3]	1	16	9997666
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	9997653
D5020	B hallway mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	9997676
D5020	2nd floor telephone/ electrical room	Fair	Distribution Panel, 120/240 V, Residential Style, 175 AMP [NH2A]	1	5	9997677
D5020	B hallway electrical room	Fair	Switchboard, 277/480 V, 800 AMP	1	15	9997506
D5020	A13 Electrical	Fair	Distribution Panel, 120/240 V, Residential Style, 200 AMP	1	6	9997616
D5020	A13 Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP [NLA1-2]	1	6	9997789
D5020	Entrance corridor electrical	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	9997756
D5020	Entrance corridor electrical	Fair	Distribution Panel, 120/208 V, 175 AMP	1	6	9997665
D5020	B hallway mechanical room	Fair	Distribution Panel, 277/480 V, 225 AMP	1	6	9997704
D5020	B hallway electrical room	Fair	Distribution Panel, 120/208 V, 100 AMP, 100	1	5	9997776
D5020	Entrance corridor electrical	Fair	Distribution Panel, 120/208 V, 225 AMP	1	6	9997728
D5020	B hallway electrical room	Fair	Switchboard, 277/480 V, 1600 AMP	1	16	9997686
D5020	Entrance corridor electrical	Fair	Distribution Panel, 120/208 V, 225 AMP	1	6	9997664
D5020	B hallway electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP [NLA1-1]	1	6	9997643

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	2nd floor telephone/ electrical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	9997791
D5020	Entrance corridor electrical	Fair	Distribution Panel, 120/240 V, 225 AMP [NL1P2]	1	6	9997747
D5020	A13 Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP [NLA1-1]	1	6	9997694
D5020	B7 computer room	Fair	Distribution Panel, 120/240 V, 200 AMP	1	6	9997778
D5020	B hallway electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP, 225	1	5	9997600
D5020	B hallway electrical room	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	6	9997755
D5020	2nd floor telephone/ electrical room	Fair	Distribution Panel, 120/208 V, 225 AMP [NL2A2]	1	6	9997534
D5020	B hallway mechanical room	Fair	Distribution Panel, 120/240 V, 200 AMP [NL2B]	1	6	9997690
D5020	2nd floor telephone/ electrical room	Fair	Distribution Panel, 120/208 V, 225 AMP [NL2A2]	1	6	9997556
D5020	A13 Electrical	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	6	9997775
D5020	B hallway electrical room	Fair	Distribution Panel, 277/480 V, 100 AMP [NHC2]	1	6	9997670
D5020	Entrance corridor electrical	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	6	9997679
D5020	A13 Electrical	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	6	9997599
D5020	Commercial Kitchen	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	15	9997591
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	76,692 SF	15	9997575
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	76,692 SF	6	9997510
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	76,692 SF	14	9997687
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	76,692 SF	3	9997559
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	76,692 SF	9	9997725
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	80,000 SF	7	9997553
D7050		Fair	Fire Alarm Panel, Fully Addressable	1	7	9997785
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	76,692 SF	8	9997619
D7050		Fair	Fire Alarm Panel, Fully Addressable	1	11	9997589
Equipment & Furnishings						

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	15	9997527
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9997765
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	15	9997514
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9997719
E1030	Kitchen	Fair	Foodservice Equipment, Order Monitor	1	5	9997548
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	9997561
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	9	9997773
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	2 LF	15	9997779
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	9997615
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	9997622
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	9997515
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	5	9997563
E1030	Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	15	9997796
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	9997711
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	9997669
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	9997709
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	9997667
E1040	B8	Poor	Ceramics Equipment, Kiln	1	1	9997574
E1070		Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	2	4	9997748
E1090		Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press	1	4	9997661
E2010	C5	Fair	Casework, Cabinetry, Economy	36 LF	5	9997693
E2010	A17	Fair	Casework, Cabinetry, Economy	20 LF	10	9997511
E2010	C12	Fair	Casework, Cabinetry, Economy	36 LF	5	9997746
E2010	C14	Fair	Casework, Cabinetry, Economy	36 LF	5	9997774
E2010	A10	Fair	Casework, Cabinetry, Economy	33 LF	10	9997614

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E2010	C6	Fair	Casework, Cabinetry, Economy	36	LF	5	9997772
E2010	C4	Fair	Casework, Cabinetry, Economy	36	LF	5	9997701
E2010	C10	Fair	Casework, Cabinetry, Economy	36	LF	5	9997571
E2010	A6	Fair	Casework, Cabinetry, Economy	24	LF	10	9997703
E2010	A19	Fair	Casework, Cabinetry, Economy	45	LF	12	9997766
E2010	C8	Fair	Casework, Cabinetry, Economy	36	LF	5	9997566
E2010	A3	Fair	Casework, Cabinetry, Economy	40	LF	12	9997684
E2010	C13	Fair	Casework, Cabinetry, Economy	36	LF	5	9997524
E2010	C15	Fair	Casework, Cabinetry, Economy	16	LF	5	9997546
E2010	A9	Fair	Casework, Cabinetry, Economy	22	LF	10	9997592
E2010	A5 resources	Fair	Casework, Cabinetry, Economy	41	LF	10	9997626
E2010	C9	Fair	Casework, Cabinetry, Economy	36	LF	5	9997517
E2010	A15	Fair	Casework, Cabinetry, Economy	10	LF	10	9997594
E2010	C11	Fair	Casework, Cabinetry, Economy	36	LF	5	9997609
E2010	A16	Fair	Casework, Cabinetry, Economy	26	LF	10	9997668
E2010	A18	Fair	Casework, Cabinetry, Economy	20	LF	10	9997613
E2010	A8	Fair	Casework, Cabinetry, Economy	17	LF	10	9997597
E2010	B7 computer room	Fair	Casework, Cabinetry, Economy	27	LF	10	9997713
E2010	B20 music	Fair	Casework, Cabinetry, Economy	30	LF	5	9997771
E2010	A11	Fair	Casework, Cabinetry, Economy	33	LF	10	9997640
E2010	B8	Fair	Casework, Cabinetry, Economy	23	LF	10	9997586
E2010	C2	Fair	Casework, Cabinetry, Economy	36	LF	5	9997538
E2010	A14	Fair	Casework, Cabinetry, Economy	6	LF	10	9997673
E2010	C3	Fair	Casework, Cabinetry, Economy	36	LF	5	9997516
E2010	A7	Fair	Casework, Cabinetry, Economy	24	LF	10	9997523

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	C1	Fair	Casework, Cabinetry, Economy	36 LF	5	9997631
E2010	A12	Fair	Casework, Cabinetry, Economy	24 LF	10	9997512
Sitework						
G2060		Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	42	17	9997726

Component Condition Report | Rock Creek Valley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	30,000 SF	6	9997502
B2010	Building Exterior	Fair	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	1,000 SF	4	9997490
HVAC						
D3030	Site fenceec compound	Fair	Chiller, Air-Cooled, 80 TON	1	13	9997488
Special Construction & Demo						
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	16,700 SF	25	9997503
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Curb & Gutter, Concrete	1,500 LF	25	9997492
G2020	Side parking	Fair	Parking Lots, Pavement, Asphalt, Overlay	43,000 SF	8	9997504
G2020	Bus Parking	Fair	Parking Lots, Pavement, Asphalt, Overlay	20,000 SF	6	9997493
G2020	Front parking	Fair	Parking Lots, Pavement, Asphalt, Overlay	11,000 SF	7	9997487
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	2,500 SF	40	9997479
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	21,000 SF	3	9997495
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	18	9997478
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	18	9997498
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	18	9997482

Component Condition Report | Rock Creek Valley Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9997497
G2050	Site	Fair	Play Structure, Climbing Wall, by vertical surface area	100 SF	13	9997491
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	18	9997489
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	8	9997501
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	18	9997494
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	1	13	9997480
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	10,000 SF	3	9997483
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	24	9997485
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	16	9997486
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	350 LF	38	9997484
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,800 LF	16	9997499
G4050		Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 13 - 26 WATT	1	16	9997698
G4050	Site	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 20 WATT	32	15	9997496
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	15	16	9997500

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/23/2026

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 Valley Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Rock Creek Valley Elementary School / Main Building	\$0	\$4,532	\$248,944	\$1,070,372	\$378,734	\$250,658	\$748,850	\$650,234	\$303,234	\$208,482	\$115,039	\$23,670	\$42,994	\$146,853	\$980,331	\$671,088	\$671,971	\$179,704	\$11,066	\$17,360	\$4,900,341	\$11,624,457
Rock Creek Valley Elementary School / Site	\$0	\$0	\$0	\$21,254	\$4,299	\$0	\$114,390	\$27,057	\$135,354	\$0	\$6,720	\$0	\$0	\$181,951	\$5,778	\$19,942	\$167,210	\$0	\$193,141	\$0	\$0	\$877,097
Grand Total	\$0	\$4,532	\$248,944	\$1,091,625	\$383,033	\$250,658	\$863,240	\$677,292	\$438,589	\$208,482	\$121,759	\$23,670	\$42,994	\$328,805	\$986,109	\$691,030	\$839,181	\$179,704	\$204,207	\$17,360	\$4,900,341	\$12,501,554

Rock Creek Valley Elementary School

Rock Creek Valley Elementary School / Main Building

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1010	A13	9997751	Structural Framing, Steel Columns & Beams, Repair	75	55	20	76692	SF	\$35.00	\$2,684,220																					\$2,684,220	\$2,684,220
B2020	Main Building	10282276	Glazing, any type by SF, Replace	30	23	7	6000	SF	\$55.00	\$330,000								\$330,000														\$330,000
B2050	Building Exterior	9997760	Overhead/Dock Door, Aluminum, 12"x12' (144 SF), Replace	30	14	16	1	EA	\$4,400.00	\$4,400																			\$4,400			\$4,400
B3010	Roof	9997605	Roofing, Built-Up, Replace	25	22	3	57000	SF	\$14.00	\$798,000					\$798,000																	\$798,000
B3020	Roof	9997740	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	20	20	16	LF	\$90.00	\$1,440																					\$1,440	\$1,440
B3020	Roof	9997646	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	20	20	16	LF	\$90.00	\$1,440																					\$1,440	\$1,440
B3060	Roof	9997633	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																					\$1,300	\$1,300
C1090	C hallway Boys Gang RR near Elevator	9997637	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$750.00	\$3,750							\$3,750															\$3,750
C1090	C hallway Girls Gang RR	9997507	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	4	EA	\$750.00	\$3,000							\$3,000															\$3,000
C1090	C hallway Girls Gang RR near elevator	9997767	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	5	EA	\$750.00	\$3,750							\$3,750															\$3,750
C1090	C hallway Boys Gang RR	9997754	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	2	EA	\$750.00	\$1,500							\$1,500															\$1,500
C1090	A Hallway boys Gang Restroom	9997727	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA	\$750.00	\$1,500											\$1,500											\$1,500
C1090	B Hall Boys RR	9997706	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA	\$750.00	\$1,500											\$1,500											\$1,500
C1090	A17/A18 common	9997568	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	1	EA	\$750.00	\$750											\$750											\$750
C1090	A15/A16 common RR	9997781	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	2	EA	\$750.00	\$1,500											\$1,500											\$1,500
C1090	A Hallway girls Gang Restroom	9997663	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	4	EA	\$750.00	\$3,000											\$3,000											\$3,000
C1090	B hall girls RR	9997509	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	3	EA	\$750.00	\$2,250											\$2,250											\$2,250
C1090	Gym hall girls RR	9997691	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	5	EA	\$750.00	\$3,750											\$3,750											\$3,750
C1090	Gym Hall Boys RR	9997535	Toilet Partitions, Plastic/Laminate, Replace	20	3	17	1	EA	\$750.00	\$750																				\$750		\$750
C1090	Commercial Kitchen	9997627	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	18	2	3	LF	\$500.00	\$1,500					\$1,500																	\$1,500
C2010	Main Building	9997547	Wall Finishes, Ceramic Tile, Replace	40	25	15	80	SF	\$18.00	\$1,440																				\$1,440		\$1,440
C2010	Main Building	9997542	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	13	2	80	SF	\$16.80	\$1,344					\$1,344															\$1,344		\$2,688
C2010	Throughout Building	9997533	Wall Finishes, any surface, Prep & Paint	10	4	6	120000	SF	\$1.50	\$180,000								\$180,000												\$180,000		\$360,000
C2030	2nd floor staff RR near elevator	9997505	Flooring, Ceramic Tile, Replace	40	25	15	71	SF	\$18.00	\$1,278																				\$1,278		\$1,278
C2030	Gym Hall boys RR	9997743	Flooring, Ceramic Tile, Replace	40	25	15	350	SF	\$18.00	\$6,300																				\$6,300		\$6,300
C2030	Gym hall girls RR	9997572	Flooring, Ceramic Tile, Replace	40	25	15	400	SF	\$18.00	\$7,200																				\$7,200		\$7,200
C2030	A9	9997595	Flooring, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800																				\$1,800		\$1,800
C2030	2nd floor staff RR	9997558	Flooring, Ceramic Tile, Replace	40	25	15	71	SF	\$18.00	\$1,278																				\$1,278		\$1,278
C2030	Office staff RR	9997649	Flooring, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800																				\$1,800		\$1,800
C2030	A10 RR	9997742	Flooring, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800																				\$1,800		\$1,800
C2030	A8	9997797	Flooring, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800																				\$1,800		\$1,800
C2030	A17/A18 common	9997565	Flooring, Ceramic Tile, Replace	40	25	15	400	SF	\$18.00	\$7,200																				\$7,200		\$7,200
C2030	A15/A16 common RR	9997759	Flooring, Ceramic Tile, Replace	40	25	15	300	SF	\$18.00	\$5,400																				\$5,400		\$5,400
C2030	A11 RR	9997722	Flooring, Ceramic Tile, Replace	40	25	15	100	SF	\$18.00	\$1,800																				\$1,800		\$1,800
C2030	C hallway Girls Gang RR near elevator	9997625	Flooring, Ceramic Tile, Replace	40	24	16	375	SF	\$18.00	\$6,750																				\$6,750		\$6,750
C2030	C hallway Girls Gang RR	9997618	Flooring, Ceramic Tile, Replace	40	24	16	400	SF	\$18.00	\$7,200																				\$7,200		\$7,200
C2030	C hallway Boys Gang RR	9997532	Flooring, Ceramic Tile, Replace	40	24	16	400	SF	\$18.00	\$7,200																				\$7,200		\$7,200
C2030	C hallway Boys Gang RR near Elevator	9997782	Flooring, Ceramic Tile, Replace	40	24	16	375	SF	\$18.00	\$6,750																				\$6,750		\$6,750
C2030	Cafeteria	9997636	Flooring, Wood, Strip, Replace	30	24	6	600	SF	\$15.00	\$9,000								\$9,000														\$9,000
C2030	Throughout Building	9997659	Flooring, Vinyl Tile (VCT), Replace	15	2	13	20000	SF	\$5.00	\$100,000																	\$100,000					\$100,000
C2030	Throughout Building	9997638	Flooring, Carpet, Commercial Standard, Replace	10	6	4	40000	SF	\$7.50	\$300,000						\$300,000												\$300,000				\$600,000
C2030	A5 resources	9997710	Flooring, Carpet, Commercial Standard, Replace	10	6	4	400	SF	\$7.50	\$3,000						\$3,000												\$3,000				\$6,000
C2030	A19	9997672	Flooring, Carpet, Commercial Standard, Replace	10	5	5	200	SF	\$7.50	\$1,500							\$1,500												\$1,500			\$3,000
C2030	Library	9997734	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2000	SF	\$7.50	\$15,000								\$15,000												\$15,000		\$30,000
C2030	Main Building	9997683	Flooring, Maple Sports Floor, Replace	30	24	6	7600	SF	\$17.00	\$129,200								\$129,200														\$129,200
D1010	Main Building	9997680	Elevator Cab Finishes, Economy, Replace	10	2	8	1	EA	\$3,000.00	\$3,000										\$3,000										\$3,000		\$6,000

Replacement Reserves Report



2/23/2026

Uniform Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
D2010	B hall	9997588	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200		
D2010	A18	9997786	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700		
D2010	B8	9997681	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,200.00	\$1,200											\$1,200											\$1,200		
D2010	2nd floor staff RR near elevator	9997596	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400		
D2010	2nd floor staff RR	9997752	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	1	EA	\$1,400.00	\$1,400											\$1,400											\$1,400		
D2010	A9	9997573	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																\$1,200							\$1,200	
D2010	A10 RR	9997528	Sink/Lavatory, Wall-Hung, Replace	30	15	15	2	EA	\$1,700.00	\$3,400																	\$3,400						\$3,400	
D2010	Office staff RR	9997539	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	A10	9997739	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	1	EA	\$1,100.00	\$1,100																	\$1,100						\$1,100	
D2010	A19	9997697	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	Main Building	9997564	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																	\$2,600						\$2,600	
D2010	A5 resources	9997764	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A8 RR	9997729	Sink/Lavatory, Wall-Hung, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	A15/A16 common RR	9997579	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A19	9997724	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A17/A18 common	9997720	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A19	9997777	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	A19	9997737	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																	\$1,300						\$1,300	
D2010	A17/A18 common	9997762	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																	\$1,300						\$1,300	
D2010	A11 RR	9997598	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	Office staff RR	9997570	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																	\$1,300						\$1,300	
D2010	B Hall Boys RR	9997555	Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,300.00	\$6,500																	\$6,500						\$6,500	
D2010	A Hallway girls Gang Restroom	9997578	Toilet, Commercial Water Closet, Replace	30	15	15	5	EA	\$1,300.00	\$6,500																	\$6,500						\$6,500	
D2010	A10 RR	9997634	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	A9 RR	9997717	Toilet, Commercial Water Closet, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																	\$1,300						\$1,300	
D2010	A Hallway boys Gang Restroom	9997557	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	\$1,700.00	\$3,400																	\$3,400						\$3,400	
D2010	A11 RR	9997689	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	\$1,300.00	\$2,600																	\$2,600						\$2,600	
D2010	A17/A18 common	9997585	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	\$1,200.00	\$2,400																	\$2,400						\$2,400	
D2010	A17	9997657	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A6	9997580	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	\$1,200.00	\$1,200																	\$1,200						\$1,200	
D2010	A Hallway boys Gang Restroom	9997790	Toilet, Commercial Water Closet, Replace	30	15	15	3	EA	\$1,300.00	\$3,900																	\$3,900						\$3,900	
D2010	B Hall Boys RR	9997671	Sink/Lavatory, Wall-Hung, Replace	30	15	15	2	EA	\$1,700.00	\$3,400																	\$3,400						\$3,400	
D2010	Main Building	9997628	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	1	EA	\$1,700.00	\$1,700																	\$1,700						\$1,700	
D2010	Commercial Kitchen	9997526	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA	\$1,700.00	\$1,700																					\$1,700		\$1,700	
D2010	B hall girls RR	9997549	Toilet, Commercial Water Closet, Replace	30	10	20	2	EA	\$1,300.00	\$2,600																					\$2,600		\$2,600	
D2010	A Hallway girls Gang Restroom	9997540	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	2	EA	\$1,700.00	\$3,400																					\$3,400		\$3,400	
D2010	Gym Hall Boys RR	9997593	Urinal, Standard, Replace	30	10	20	2	EA	\$1,100.00	\$2,200																					\$2,200		\$2,200	
D2010	A Hallway boys Gang Restroom	9997784	Urinal, Standard, Replace	30	10	20	2	EA	\$1,100.00	\$2,200																					\$2,200		\$2,200	
D2010	A3	9997731	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,200.00	\$1,200																					\$1,200		\$1,200	
D2010	B8	9997651	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	\$1,200.00	\$1,200																					\$1,200		\$1,200	
D2060	B hallway mechanical room	9997583	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	\$7,270.00	\$7,270						\$7,270																	\$7,270	
D3020	B hallway mechanical room	9997788	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	25	5	1	EA	\$50,800.00	\$50,800						\$50,800																	\$50,800	
D3020	B hallway mechanical room	9997685	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	24	6	1	EA	\$50,800.00	\$50,800							\$50,800																\$50,800	
D3030	Roof	9997647	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																\$3,500				\$7,000	
D3030	Roof	9997735	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600																\$4,600				\$9,200	
D3030	Roof	9997604	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	13	2	1	EA	\$4,930.00	\$4,930			\$4,930																\$4,930				\$9,860	
D3030	Roof	9997645	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, Replace	15	13	2	1	EA	\$12,800.00	\$12,800			\$12,800																\$12,800				\$25,600	
D3030	Roof	9997550	Split System, Condensing Unit/Heat Pump, 8 to 10 TON, Replace	15	13	2	1	EA	\$17,200.00	\$17,200			\$17,200																\$17,200				\$34,400	
D3030	Roof	9997783	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																\$3,500				\$7,000	
D3030	Roof	9997602	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																\$3,500				\$7,000
D3030	Roof	9997675	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	8	7	1	EA	\$4,800.00	\$4,800							\$4,800																\$4,800	
D3030	Commercial Kitchen	9997695	Split System, Fan Coil Unit, DX, 1 to 1.5 TON, Replace	15	4	11	1	EA	\$2,100.00	\$2,100												\$2,100											\$2,100	
D3030	Roof	9997662	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	3	12	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500	
D3030	Roof	9997763	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	3	12	1	EA	\$3,500.00	\$3,500													\$3,500										\$3,500	
D3050	B hallway mechanical room	9997522	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	\$13,600.00	\$13,600			\$13,600																				\$13,600	
D3050	B hallway mechanical room	9997674	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, Replace	25	23	2	1	EA	\$6,100.00	\$6,100			\$6,100																				\$6,100	

Replacement Reserves Report



2/23/2026

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	A18	9997613	Casework, Cabinetry, Economy, Replace	20	10	10	20	LF	\$175.00	\$3,500											\$3,500											\$3,500
E2010	A8	9997597	Casework, Cabinetry, Economy, Replace	20	10	10	17	LF	\$175.00	\$2,975											\$2,975											\$2,975
E2010	B7 computer room	9997713	Casework, Cabinetry, Economy, Replace	20	10	10	27	LF	\$175.00	\$4,725											\$4,725											\$4,725
E2010	A11	9997640	Casework, Cabinetry, Economy, Replace	20	10	10	33	LF	\$175.00	\$5,775											\$5,775											\$5,775
E2010	B8	9997586	Casework, Cabinetry, Economy, Replace	20	10	10	23	LF	\$175.00	\$4,025											\$4,025											\$4,025
E2010	A14	9997673	Casework, Cabinetry, Economy, Replace	20	10	10	6	LF	\$175.00	\$1,050											\$1,050											\$1,050
E2010	A7	9997523	Casework, Cabinetry, Economy, Replace	20	10	10	24	LF	\$175.00	\$4,200											\$4,200											\$4,200
E2010	A12	9997512	Casework, Cabinetry, Economy, Replace	20	10	10	24	LF	\$175.00	\$4,200											\$4,200											\$4,200
E2010	A19	9997766	Casework, Cabinetry, Economy, Replace	20	8	12	45	LF	\$175.00	\$7,875													\$7,875									\$7,875
E2010	A3	9997684	Casework, Cabinetry, Economy, Replace	20	8	12	40	LF	\$175.00	\$7,000												\$7,000										\$7,000
G2060	Main Building	9997726	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	3	17	42	EA	\$150.00	\$6,300																		\$6,300				\$6,300
Totals, Unescalated											\$0	\$4,400	\$234,654	\$979,542	\$336,500	\$216,220	\$627,150	\$528,700	\$239,376	\$159,784	\$85,600	\$17,100	\$30,155	\$100,000	\$648,114	\$430,746	\$418,750	\$108,724	\$6,500	\$9,900	\$2,713,200	\$7,895,114
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$4,532	\$248,944	\$1,070,372	\$378,734	\$250,658	\$748,850	\$650,234	\$303,234	\$208,482	\$115,039	\$23,670	\$42,994	\$146,853	\$980,331	\$671,088	\$671,971	\$179,704	\$11,066	\$17,360	\$4,900,341	\$11,624,457

Rock Creek Valley Elementary School / Site

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9997490	Exterior Walls, Stucco Fog Coat, 1-2 Story Building, Prep & Fog Coat or Paint	10	6	4	1000	SF	\$3.82	\$3,820					\$3,820									\$3,820								\$7,640
B2010	Building Exterior	9997502	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6	30000	SF	\$1.86	\$55,800							\$55,800															\$55,800
D3030	Site fencec compound	9997488	Chiller, Air-Cooled, Replace	25	12	13	1	EA	\$100,000.00	\$100,000												\$100,000										\$100,000
G2020	Bus Parking	9997493	Parking Lots, Pavement, Asphalt, Overlay	25	19	6	20000	SF	\$2.00	\$40,000							\$40,000															\$40,000
G2020	Front parking	9997487	Parking Lots, Pavement, Asphalt, Overlay	25	18	7	11000	SF	\$2.00	\$22,000							\$22,000															\$22,000
G2020	Side parking	9997504	Parking Lots, Pavement, Asphalt, Overlay	25	17	8	43000	SF	\$2.00	\$86,000								\$86,000														\$86,000
G2050	Site	9997495	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	21000	SF	\$0.45	\$9,450				\$9,450				\$9,450					\$9,450					\$9,450				\$37,800
G2050	Site	9997501	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	7	8	2	EA	\$700.00	\$1,400								\$1,400														\$1,400
G2050	Site	9997497	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000												\$5,000
G2050	Site	9997480	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	2	13	1	EA	\$450.00	\$450													\$450									\$450
G2050	Site	9997494	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	7	18	4	EA	\$4,750.00	\$19,000																		\$19,000				\$19,000
G2050	Site	9997483	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	10000	SF	\$1.00	\$10,000				\$10,000				\$10,000					\$10,000				\$10,000					\$40,000
G2050	Site	9997491	Play Structure, Climbing Wall, by vertical surface area, Replace	15	2	13	100	SF	\$40.00	\$4,000													\$4,000									\$4,000
G2050	Site	9997478	Play Structure, Multipurpose, Large, Replace	20	2	18	1	EA	\$35,000.00	\$35,000																		\$35,000				\$35,000
G2050	Site	9997498	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
G2050	Site	9997482	Play Structure, Multipurpose, Small, Replace	20	2	18	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
G2050	Site	9997489	Play Structure, Multipurpose, Medium, Replace	20	2	18	1	EA	\$20,000.00	\$20,000																		\$20,000				\$20,000
G2060	Site	9997499	Fences & Gates, Fence, Chain Link 6', Replace	40	24	16	1800	LF	\$21.00	\$37,800																	\$37,800					\$37,800
G2060	Site	9997486	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	\$3,000.00	\$3,000																	\$3,000					\$3,000
G4050	Site	9997500	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	4	16	15	EA	\$4,200.00	\$63,000																	\$63,000					\$63,000
G4050	Site	9997496	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	5	15	32	EA	\$400.00	\$12,800														\$12,800								\$12,800
G4050	Site	9997698	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	4	16	1	EA	\$400.00	\$400																	\$400					\$400
Totals, Unescalated											\$0	\$0	\$0	\$19,450	\$3,820	\$0	\$95,800	\$22,000	\$106,850	\$0	\$5,000	\$0	\$0	\$123,900	\$3,820	\$12,800	\$104,200	\$0	\$113,450	\$0	\$0	\$611,090
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$21,254	\$4,299	\$0	\$114,390	\$27,057	\$135,354	\$0	\$6,720	\$0	\$0	\$181,951	\$5,778	\$19,942	\$167,210	\$0	\$193,141	\$0	\$0	\$877,097

* 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	9997560	D1010	Elevator Controls	Automatic, 1 Car		Rock Creek Valley Elementary School / Main Building		Elcon					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9997543	D2010	Pump	Circulation/Booster, Domestic Water, 5 HP	5 HP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	FE2007E2E1E4L0A	No dataplate	2000		
2	9997736	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	81 GAL	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	State	SBD-81-199NE 118	2002117674453	2020		
3	9997583	D2060	Air Compressor	Tank-Style	2 HP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Curtis	Illegible	20 X 66	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9997685	D3020	Boiler [#1]	Gas, HVAC, 1001 to 2000 MBH	1750 MBH	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Kewanee	AM-123-G	893811	2001		
2	9997788	D3020	Boiler [#2]	Gas, HVAC, 1001 to 2000 MBH	1750 MBH	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Kewanee	MW175-G	893611			
3	9997488	D3030	Chiller	Air-Cooled	80 TON	Rock Creek Valley Elementary School / Site	Site fencec compound	Trane	Inaccessible	Inaccessible			
4	9997735	D3030	Split System	Condensing Unit/Heat Pump	3.5 TON	Rock Creek Valley Elementary School / Main Building	Roof	Trane	TTA0420400B0	R2854NU3F	2000		
5	9997645	D3030	Split System	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 TON	Rock Creek Valley Elementary School / Main Building	Roof	Trane	TTA090A400DA	R5040C6AH	2001		
6	9997550	D3030	Split System	Condensing Unit/Heat Pump, 8 to 10 TON	2 TON	Rock Creek Valley Elementary School / Main Building	Roof	Trane	TTA120B400CA	R43256DAH	2000		
7	9997695	D3030	Split System	Fan Coil Unit, DX, 1 to 1.5 TON		Rock Creek Valley Elementary School / Main Building	Commercial Kitchen	Mitsubishi	PKA-A12LA	18M02858	2021		
8	9997604	D3030	Split System Ductless	Multi Zone, Condenser & 2 Evaporators of 1 TON each	2 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible			
9	9997647	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GE12NA	3001146 T	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9997602	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GL12NA	9XC07719	2009		
11	9997662	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi	PUZ-A12NKA7	11U16625B	2022		
12	9997783	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi Electric	MUH12NN2	NO900287T	2009		
13	9997763	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Rock Creek Valley Elementary School / Main Building	Roof	Mitsubishi	PUY-A12NKA7	13U28382B	2022		
14	9997675	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Rock Creek Valley Elementary School / Main Building	Roof	Daikin Industries	RX24NMVJU	G019762	2017		
15	9997522	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	26 - 50 HP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	Inaccessible	Inaccessible	2000		
16	9997674	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP		Rock Creek Valley Elementary School / Main Building	B hallway mechanical room		FE2007E2E1F4L0	NA	2000		
17	9997582	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP		Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	E3007E2E11E4L0A	NA			
18	9997610	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	5 HP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9997658	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP		Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	Inaccessible	Inaccessible	2000		
20	9997520	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 8 to 10 HP		Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Taco	E3007E8	No dataplate	2000		
21	9997577	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM		Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Trane	MCCA006MAL0C0A0DA000000000000000000A	K00M92236A	1992		
22	9997551	D3050	Fan Coil Unit	Hydronic Terminal	200 - 400 CFM	Rock Creek Valley Elementary School / Main Building	Classrooms General						36
23	9997624	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	20 TON	Rock Creek Valley Elementary School / Main Building	Roof	Illegible	Illegible	200107	2001		
24	9997793	D3060	Exhaust Fan [EF-04]	Roof or Wall-Mounted, 10" Damper	500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-90-D-X	00J24210	2000		
25	9997712	D3060	Exhaust Fan [EF-09]	Roof or Wall-Mounted, 42" Damper	20000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	CUBE-480-20-X	00J24378	2000		
26	9997639	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 10" Damper	500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-90-D-X	00J24209	2000		
27	9997718	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 42" Damper	20000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	CUBE-480-20-X	00J24379	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9997654	D3060	Exhaust Fan [EF-11]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	GB-140-4-X	00J24047	2000		
29	9997794	D3060	Exhaust Fan [EF-16]	Roof or Wall-Mounted, 12" Damper	500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-65-D-X	00J24119	2000		
30	9997798	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 10" Damper	300 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-70-D-X	00J24122	2000		
31	9997652	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 10" Damper	300 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-70-D-X	00J24123	2000		
32	9997723	D3060	Exhaust Fan [EF-19]	Roof or Wall-Mounted, 10" Damper	300 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-70-D-X	00J24124	2000		
33	9997750	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-170-B-X	00J24117			
34	9997623	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-100-A-X	00J24091	2000		
35	9997567	D3060	Exhaust Fan [EF-29]	Roof or Wall-Mounted, 12" Damper	500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	GB-100-4-X	00J23998	2000		
36	9997768	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-120-B-X	00J24092	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	9997705	D3060	Exhaust Fan [EF-30]	Roof or Wall-Mounted, 10" Damper	500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-85-D-X	00J24185	2000		
38	9997552	D3060	Exhaust Fan [EF-5]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-130-B-X	00J24095	2000		
39	9997757	D3060	Exhaust Fan [EF-6]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-160-B-X	00J24116	2000		
40	9997702	D3060	Exhaust Fan [EF-7]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Creek Valley Elementary School / Main Building	Roof	Greenheck	G-130-A-X	00J24096	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9997716	D4010	Backflow Preventer	Fire Suppression	10 IN	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Watts	Inaccessible	774	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9997530	D5010	Generator	Diesel	20 KW	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Kohler	Inaccessible	Inaccessible	2001		
2	9997541	D5010	Automatic Transfer Switch	ATS, 1000 AMP		Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Kohler	GLS-166341-0100	K0701146			
3	9997635	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Cutler-Hammer	V48M28F30LS42	J0180070	2001		
4	9997513	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	V48M28F75LS47	J01B2759	2001		
5	9997521	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	V48M28F30LS42	J01B0037	2000		
6	9997676	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Cutler-Hammer	V48M28F75LS47	J01B2723	2000		
7	9997756	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical	Cutler-Hammer	V48M28F75LS47	J01B1476	2001		
8	9997791	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rock Creek Valley Elementary School / Main Building	2nd floor telephone/ electrical room	Cutler-Hammer	V48M28F75LS47	J0182754	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	9997775	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	V48M28F75LS47	J01B0411	2001		
10	9997679	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical	Cutler-Hammer	Inaccessible	Inaccessible	2001		
11	9997599	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	Inaccessible	Inaccessible	2001		
12	9997591	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA		Rock Creek Valley Elementary School / Main Building	Commercial Kitchen	Cutler-Hammer	V48M28F75LS47	J01B2848			
13	9997506	D5020	Switchboard	277/480 V	800 AMP	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	PRL4B	HLY06542 29	2000		
14	9997686	D5020	Switchboard	277/480 V	1600 AMP	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	NA	HLY06542	2001		
15	9997666	D5020	Switchboard [DNHC3]	277/480 V	600 AMP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Cutler-Hammer	PRL4B	HLY06542 30	2001		
16	9997665	D5020	Distribution Panel	120/208 V	175 AMP	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical				2001		
17	9997728	D5020	Distribution Panel	120/208 V	225 AMP	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical	Cutler-Hammer	PRL1A	HLY06542 017	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	9997664	D5020	Distribution Panel	120/208 V	225 AMP	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical	Cutler-Hammer	PRL1A	HLT06542 015	2001		
19	9997776	D5020	Distribution Panel	120/208 V, 100 AMP	100	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	PRL-2A	HLY35596	2000		
20	9997653	D5020	Distribution Panel	120/208 V, 200 AMP		Rock Creek Valley Elementary School / Main Building	Commercial Kitchen		PRL1A	HLY0654Z 019			
21	9997600	D5020	Distribution Panel	120/208 V, 200 AMP	225	Rock Creek Valley Elementary School / Main Building	B hallway electrical room				2000		
22	9997778	D5020	Distribution Panel	120/240 V	200 AMP	Rock Creek Valley Elementary School / Main Building	B7 computer room	Cutler-Hammer	Inaccessible	HLY06542 020	2001		
23	9997616	D5020	Distribution Panel	120/240 V, Residential Style	200 AMP	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	Inaccessible	HLY06542 015	2001		
24	9997755	D5020	Distribution Panel	120/240 V, Residential Style	100 AMP	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	PRL1A	HLY06542 012	2001		
25	9997536	D5020	Distribution Panel	277/480 V	200 AMP	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	PRL2A	HLY06542 023	2001		
26	9997704	D5020	Distribution Panel	277/480 V	225 AMP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Cutler-Hammer	PRLZA	HLY06542 024	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	9997677	D5020	Distribution Panel [NH2A]	120/240 V, Residential Style	175 AMP	Rock Creek Valley Elementary School / Main Building	2nd floor telephone/ electrical room	Cutler-Hammer	PRLEA	HLY06542 028	2000		
28	9997670	D5020	Distribution Panel [NHC2]	277/480 V	100 AMP	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	PRL2A	HLY06542 026	2001		
29	9997747	D5020	Distribution Panel [NL1P2]	120/240 V	225 AMP	Rock Creek Valley Elementary School / Main Building	Entrance corridor electrical	Cutler-Hammer	PRL1A	HLY06542 011	2001		
30	9997534	D5020	Distribution Panel [NL2A2]	120/208 V	225 AMP	Rock Creek Valley Elementary School / Main Building	2nd floor telephone/ electrical room	Cutler-Hammer	PRL1A	HLY06542 014	2001		
31	9997556	D5020	Distribution Panel [NL2A2]	120/208 V	225 AMP	Rock Creek Valley Elementary School / Main Building	2nd floor telephone/ electrical room	Cutler-Hammer	PRL1A	HLY06542 013	2001		
32	9997690	D5020	Distribution Panel [NL2B]	120/240 V	200 AMP	Rock Creek Valley Elementary School / Main Building	B hallway mechanical room	Cutler-Hammer	PRL1A	HLY06542 018	2001		
33	9997643	D5020	Distribution Panel [NLA1-1]	120/208 V	200 AMP	Rock Creek Valley Elementary School / Main Building	B hallway electrical room	Cutler-Hammer	PRL1A	HLY06542 022	2001		
34	9997694	D5020	Distribution Panel [NLA1-1]	120/208 V	200 AMP	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	PRL1A	HLY06542 009	2001		
35	9997789	D5020	Distribution Panel [NLA1-2]	120/208 V	200 AMP	Rock Creek Valley Elementary School / Main Building	A13 Electrical	Cutler-Hammer	PRL1A	HLY06542 010	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9997785	D7050	Fire Alarm Panel	Fully Addressable		Rock Creek Valley Elementary School / Main Building							
2	9997589	D7050	Fire Alarm Panel	Fully Addressable		Rock Creek Valley Elementary School / Main Building		Honeywell	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9997669	E1030	Foodservice Equipment	Convection Oven, Double		Rock Creek Valley Elementary School / Main Building	Kitchen	Blodgett	4PHAIRE-E	0410017A028I			
2	9997709	E1030	Foodservice Equipment	Dairy Cooler/Wells		Rock Creek Valley Elementary School / Main Building	Kitchen	Traulsen	RMC34D4	23A01415			
3	9997615	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rock Creek Valley Elementary School / Main Building	Kitchen	Low-Temp Refrigeration	KCH2M-CPA	D01B01272C			
4	9997548	E1030	Foodservice Equipment	Order Monitor		Rock Creek Valley Elementary School / Main Building	Kitchen	Low-Temp Refrigeration	K28-CSE	D01D01274C			
5	9997773	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Rock Creek Valley Elementary School / Main Building	Kitchen	Low-Temp Refrigeration	K36-ST	D01D01273C			
6	9997563	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Rock Creek Valley Elementary School / Main Building	Kitchen	Low-Temp Refrigeration	K60-CFT	D01C01271C			
7	9997711	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Rock Creek Valley Elementary School / Main Building	Kitchen	Traulsen	RHT132WUT-HHS	T088440D01			
8	9997514	E1030	Foodservice Equipment	Sink, 1-Bowl		Rock Creek Valley Elementary School / Main Building	Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	9997796	E1030	Foodservice Equipment	Sink, 1-Bowl		Rock Creek Valley Elementary School / Main Building	Kitchen						
10	9997527	E1030	Foodservice Equipment	Sink, 3-Bowl		Rock Creek Valley Elementary School / Main Building	Kitchen						
11	9997765	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rock Creek Valley Elementary School / Main Building	Roof	Cold Zone	OR-S03H2-25-O	D01103538-231	2001		
12	9997719	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rock Creek Valley Elementary School / Main Building	Roof	Cold Zone	0R-S15L4-2T-E	B0156642-071	2001		
13	9997515	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Rock Creek Valley Elementary School / Main Building	Kitchen	ColdZone	AE26-75B	B0156642-0801			
14	9997667	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Rock Creek Valley Elementary School / Main Building	Kitchen	Trenton	Inaccessible	Inaccessible			
15	9997561	E1030	Foodservice Equipment	Walk-In, Freezer		Rock Creek Valley Elementary School / Main Building	Kitchen	ThermalRite	No dataplate	No dataplate	2000		
16	9997622	E1030	Foodservice Equipment	Walk-In, Refrigerator		Rock Creek Valley Elementary School / Main Building	Kitchen						
17	9997574	E1040	Ceramics Equipment	Kiln		Rock Creek Valley Elementary School / Main Building	B8	Paragon	SNF823	341199			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	9997661	E1090	Waste Handling Equipment	Trash Compactor, Cardboard Bailing Press		Rock Creek Valley Elementary School / Main Building		No dataplate	No dataplate	No dataplate			