



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Montgomery County Public Schools**

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Lois P. Rockwell Elementary School  
24555 Cutsail Drive  
Damascus, MD 20872

### **PREPARED BY:**

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### **BV PROJECT #:**

*172559.25R000-099.354*

### **DATE OF REPORT:**

*May 26, 2026*

### **ON SITE DATE:**

*February 25, 2026*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	24555 Cutsail Drive, Damascus, MD 20872
<b>Site Developed</b>	1992 Renovated 2006
<b>Outside Occupants / Leased Spaces</b>	Classrooms leased by outside parties (Kidsco Jr.)
<b>Date(s) of Visit</b>	February 25, 2026
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

Lois P. Rockwell Elementary School was originally constructed in 1992 and was substantially renovated in 2006 when a gymnasium addition was built. The school is consistently in use throughout the school year and features a number of administrative spaces, general classrooms, subject specific classrooms, a media center, gymnasium, cafetorium, and commercial kitchen.

### Architectural

The building generally appears structurally sound with masonry bearing walls over a concrete slab foundation with metal roof decks. However, some settlement cracks in drywall were observed in the multipurpose room ceiling and conference room wall. A budget for repairs is included. The roof is of flat construction throughout with a built up stone ballast finish. The original structure's roofing was replaced in 2014, while the gymnasium roof is original to the 2006 renovation. The roofs appear to be in fair condition with no leaks reported or observed. The exterior façade generally appears well maintained, with exception to some worn exterior doors and staining to masonry walls. A budget for repairs for these two items has been included in the short term.

The interior finishes vary throughout and appear to be periodically replaced as needed over the years. However, with exception to carpet replacement occurring in 2023 in the Reading room, the carpet throughout the building is aging with signs of deterioration. Replacement of the carpet is recommended and budgeted for the short term. The building was last painted in 2014 and has been budgeted for refinishing in the medium term. The ceilings throughout are in good condition and were replaced with lighting upgrades in 2023.

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

Primary heating and cooling is provided by a central system of two gas fired boilers and air-cooled chiller that supply dual temperature water with two distribution pumps to fan coil units and unit ventilators throughout the building. In other common areas, rooftop packaged units serve the spaces. The gymnasium is only provided with heat from a gas fired furnace. Split system condensing units with interior air handlers were also observed. The heating and cooling systems underwent a massive renovation in 2018 and is mostly in good condition. However, it has been reported that RTU-3 serving the media center is in poor condition and the space gets excessively warm. Also, the split system condensing unit with fan coil serving the gymnasium office has reportedly been nonfunctional for years. Replacement of these two items has been budgeted for short term replacement accordingly.

Hot water for plumbing is provided by a gas fired commercial water heater in the main boiler room and was last replaced in 2018 with the HVAC renovations. Long term replacement is budgeted and anticipated. No plumbing leaks were observed at the time of the assessment. Toilets, urinals, and sinks all appear to be safe in the middle of their lifespan and have been budgeted for long term replacement.

The building is controlled by a 277/480 V, 1600 AMP main switchboard with supplemental distribution panels and transformers that step down the voltage to 120/208 V. Lighting throughout the building is in good condition with LED replacement occurring in 2023. The original components have passed their expected useful life but appear to be in fair condition. Replacement has been budgeted for the medium term.

The building is protected by a wet pipe fire suppression sprinkler system throughout the building. The fire alarm system consists of a main control panel just inside the school's main entrance with devices scattered throughout. The fire alarm and suppression systems were observed to be in fair condition and adequate for the facility.

## Site

The site primarily consists of parking lots, playgrounds, sports fields and courts. Limited furnishings are scattered throughout the site but are mostly in fair condition. Transverse cracking was observed to both asphalt parking lots and basketball courts and has been budgeted for sealing and striping in the short term. While building exterior lighting appears to have been upgraded to LED, the parking lots lights are HPS and should be upgraded as well to save substantial amounts of energy. Site walkways are mostly concrete with some areas of asphalt. Both surfaces have areas of deterioration including severe cracks and uneven surfaces. Repairs to the walkways has been budgeted for the short term.

## Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility.

## 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. However, when sampled in various areas, relative humidity throughout was lower than the recommended 30-60% RH. 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 sufficient energy efficient lighting system. However, when measuring the lighting, the readings were lower than the recommended 50 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels were measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conversation.

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. 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 0.501715078

## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Exterior Walls in Poor condition.

any surface, 1-2 Story Building  
Main Building Lois P. Rockwell Elementary  
School Building Exterior

Uniformat Code: B2010  
Recommendation: **Clean in 2026**

Priority Score: **89.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,300

\$\$\$\$

Staining and soiling on brick and masonry exteriors. - AssetCALC ID: 10400517



### Sidewalk in Poor condition.

Concrete, Small Areas/Sections  
Site Lois P. Rockwell Elementary School Site  
General

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

Priority Score: **85.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$16,000

\$\$\$\$

Uneven sidewalks and cracking to concrete in various areas. - AssetCALC ID: 10400393



### Interior Wall Construction in Poor condition.

Gypsum Board/Plaster  
Main Building Lois P. Rockwell Elementary  
School Conference Room

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

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$100

\$\$\$\$

- AssetCALC ID: 10407008



### Parking Lots in Poor condition.

Pavement, Asphalt  
Site Lois P. Rockwell Elementary School Site  
Parking Areas

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

Priority Score: **84.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$19,400

\$\$\$\$

Transverse cracking through parking lots. - AssetCALC ID: 10400501



**Trail Surface in Poor condition.**

Asphalt  
 Site Lois P. Rockwell Elementary School Site  
 General

Uniformat Code: G2050  
 Recommendation: **Overlay in 2027**

Priority Score: **83.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$300

\$\$\$\$

Asphalt trails were observed to be aged with areas of cracks. - AssetCALC ID: 10400349



**Athletic Surfaces & Courts in Poor condition.**

Basketball/General, Asphalt Pavement  
 Site Lois P. Rockwell Elementary School Site  
 Sports Fields & Courts

Uniformat Code: G2050  
 Recommendation: **Seal & Stripe in 2027**

Priority Score: **82.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$6,800

\$\$\$\$

Deep cracks to be sealed on basketball courts. - AssetCALC ID: 10400333



**Casework in Poor condition.**

Countertop, Plastic Laminate  
 Main Building Lois P. Rockwell Elementary  
 School Throughout Building

Uniformat Code: E2010  
 Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$20,000

\$\$\$\$

Laminate countertops were observed to have isolated damage. - AssetCALC ID: 10400520



**Sports Apparatus in Poor condition.**

Basketball, Backboard/Rim/Pole  
 Site Lois P. Rockwell Elementary School Site  
 Sports Fields & Courts

Uniformat Code: G2050  
 Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$19,000

\$\$\$\$

Basketball poles are heavily rusted. - AssetCALC ID: 10400357



**Split System in Failed condition.**

Fan Coil Unit, DX  
Main Building Lois P. Rockwell Elementary  
School Above Gymnasium Office

Uniformat Code: D3030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,000

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Unit is nonfunctional. - AssetCALC ID: 10400542



**Split System in Failed condition.**

Condensing Unit/Heat Pump  
Main Building Lois P. Rockwell Elementary  
School Roof

Uniformat Code: D3030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$3,400

\$\$\$\$

Unit is reportedly nonfunctional. - AssetCALC ID: 10400384



**Ceiling Finishes in Poor condition.**

Gypsum Board/Plaster  
Main Building Lois P. Rockwell Elementary  
School Multipurpose Room

Uniformat Code: C2050  
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Settlement issues causing cracks in multipurpose room roof and conference room wall. - AssetCALC ID: 10400414



**Flooring in Poor condition.**

Carpet, Commercial Standard  
Main Building Lois P. Rockwell Elementary  
School Throughout Building

Uniformat Code: C2030  
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$41,300

\$\$\$\$

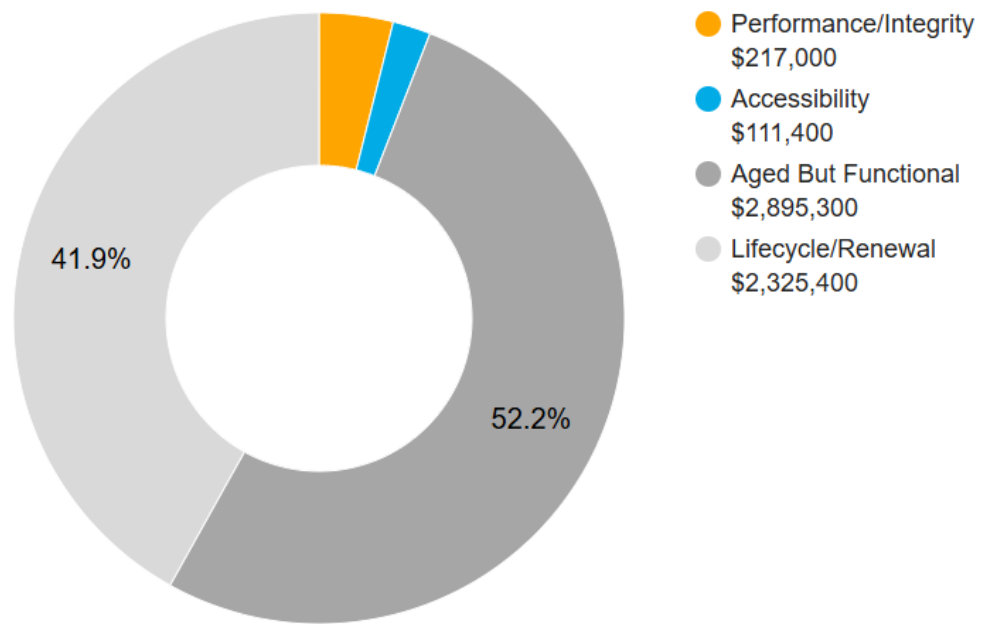
Carpet appears aged with isolated areas of deterioration. - AssetCALC ID: 10400495

## Plan Types

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

### Plan Type Descriptions & Distribution

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



**10-YEAR TOTAL: \$5,549,100**



## 2. Building Information



### Building Information: Systems Summary

<b>Address</b>	24555 Cutsail Drive, Damascus, MD 20872	
<b>GPS Coordinates</b>	39.2568167, -77.2136333	
<b>Constructed/Renovated</b>	1992 / 2006	
<b>Building Area</b>	75,520 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick/CMU Windows: Aluminum	Fair
<b>Roof</b>	Flat construction with built-up stone ballast finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted CMU, ceramic tile, acoustical panels, gym wall pads, unfinished Floors: Carpet, VCT, vinyl sheeting, ceramic tile, quarry tile, wood strip, rubber tile, sealed/unfinished concrete Ceilings: Painted gypsum board, ACT, unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

<b>Building Information: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms (showers in gymnasium office and building services)	Fair
<b>HVAC</b>	Central System: Boilers and chiller feeding unit ventilators and fan coil terminal units Non-Central System: Packaged units, air handlers/fan coils with split-system condensing units, furnace Supplemental components: Ductless split-system, suspended unit heaters, duct heater	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial and residential kitchen equipment, residential laundry equipment	Fair
<b>Accessibility</b>	Potential moderate/major issues have been identified at this building, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	Beyond the accessibility study recommended above, no additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed.	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	\$11,900	-	\$11,900
Facade	-	\$4,400	-	\$1,723,700	\$17,400	\$1,745,500
Roofing	-	-	-	\$185,100	\$869,500	\$1,054,600
Interiors	-	\$45,100	\$226,900	\$643,700	\$526,700	\$1,442,400
Conveying	-	-	\$73,000	-	\$4,700	\$77,700
Plumbing	-	-	\$10,500	\$969,400	\$327,600	\$1,307,500
HVAC	-	\$49,000	\$57,400	\$75,800	\$991,800	\$1,174,000
Fire Protection	-	-	\$99,500	\$6,500	-	\$106,000
Electrical	-	-	\$131,300	\$410,600	\$713,300	\$1,255,200
Fire Alarm & Electronic Systems	-	-	-	\$276,900	\$695,200	\$972,000
Equipment & Furnishings	-	\$21,200	\$84,300	\$88,200	\$542,100	\$735,900
Accessibility	-	\$10,000	-	-	-	\$10,000
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$129,700</b>	<b>\$682,900</b>	<b>\$4,391,800</b>	<b>\$4,688,400</b>	<b>\$9,892,800</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	10.57 acres	
<b>Parking Spaces</b>	88 total spaces all in open lots; 6 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted, property entrance signage; chain link, wrought iron, and CMU wall fencing; CMU wall and chain-link fence enclosure Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Good
<b>Site Lighting</b>	Pole-mounted: HPS	Fair
<b>Ancillary Structures</b>	Storage shed, prefabricated modular building	Fair

Site Information	
<b>Site Accessibility</b>	Potential moderate/major issues have been identified at this site, and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
<b>Site Areas Observed</b>	<b>The</b> exterior areas within the property boundaries were observed to gain a clear understanding of the site’s overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

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	-	-	-	\$7,300	\$500	\$7,800
Special Construction & Demo	-	-	-	-	\$17,800	\$17,800
Site Development	-	\$27,600	\$2,800	\$126,600	\$358,800	\$515,800
Site Pavement	-	\$37,500	-	\$23,800	\$463,300	\$524,600
Site Utilities	-	-	\$17,600	-	-	\$17,600
Accessibility	-	\$101,400	-	-	-	\$101,400
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$166,500</b>	<b>\$20,400</b>	<b>\$157,700</b>	<b>\$840,400</b>	<b>\$1,185,000</b>

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1992	No	Yes
Main Building	1992 / 2006	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a 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 to 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 Lois P. Rockwell Elementary School, 24555 Cutsail Drive, Damascus, MD 20872, 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

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

## Appendix A:

### Photographic Record

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### Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

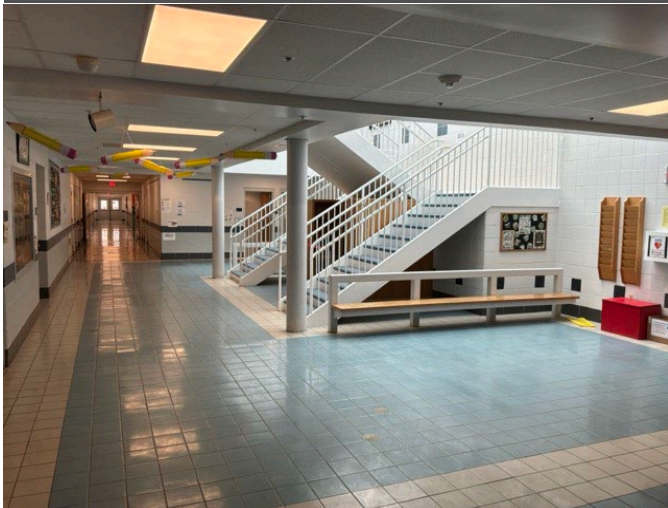


5 - STRUCTURE OVERVIEW



6 - ROOF OVERVIEW

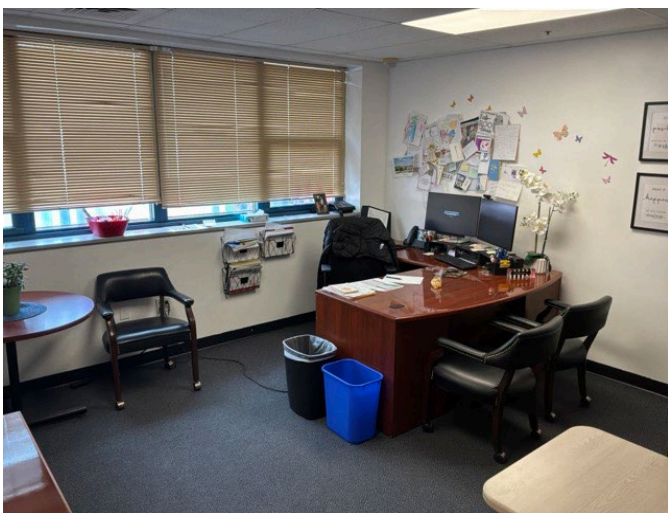
### Photographic Overview



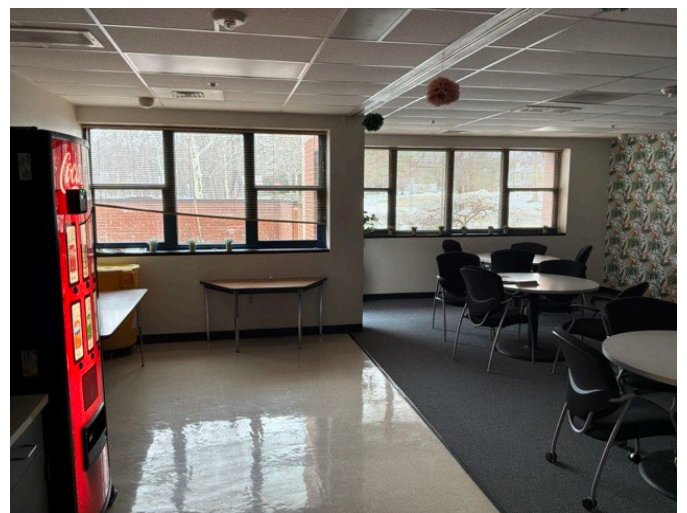
7 - MAIN ENTRANCE LOBBY



8 - MAIN OFFICE



9 - PRINCIPAL'S OFFICE



10 - STAFF LOUNGE

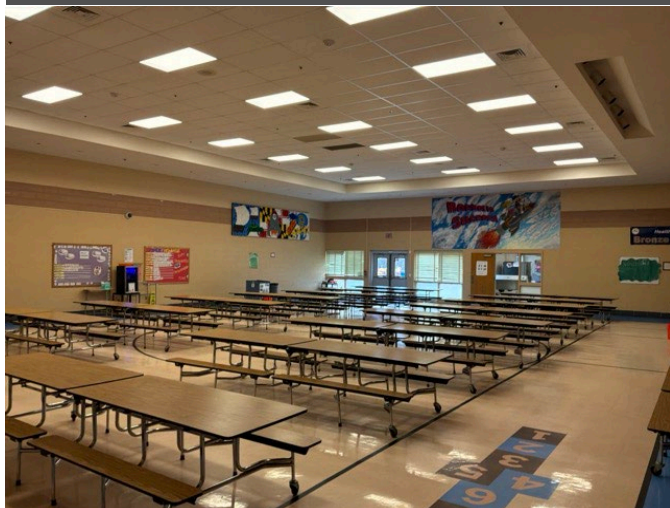


11 - GYMNASIUM

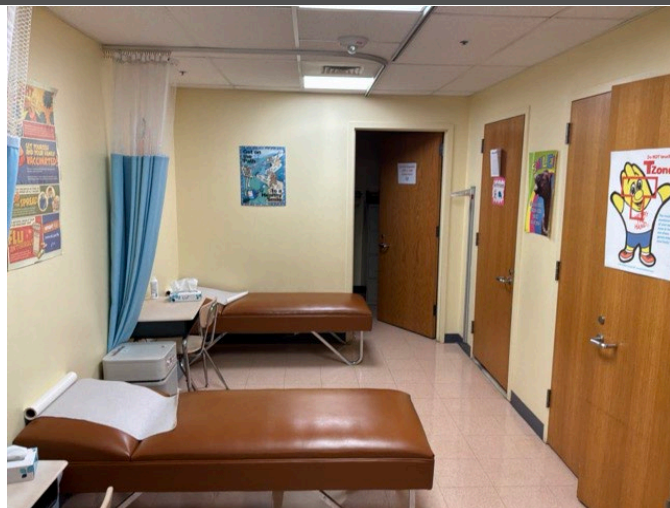


12 - MEDIA CENTER

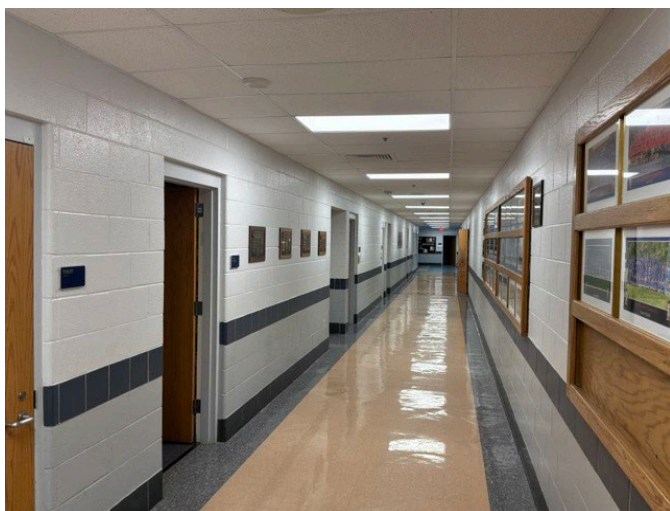
### Photographic Overview



13 - MULTIPURPOSE ROOM



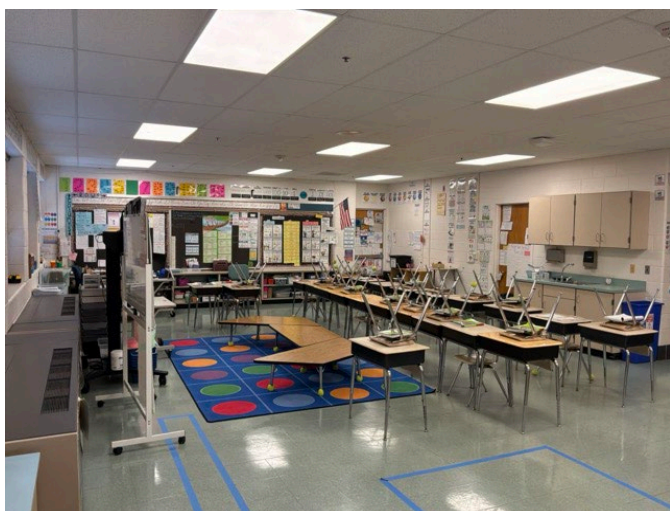
14 - HEALTH SUITE



15 - TYPICAL HALLWAY



16 - GENERAL CLASSROOM



17 - DUAL PURPOSE CLASSROOM



18 - ART CLASSROOM

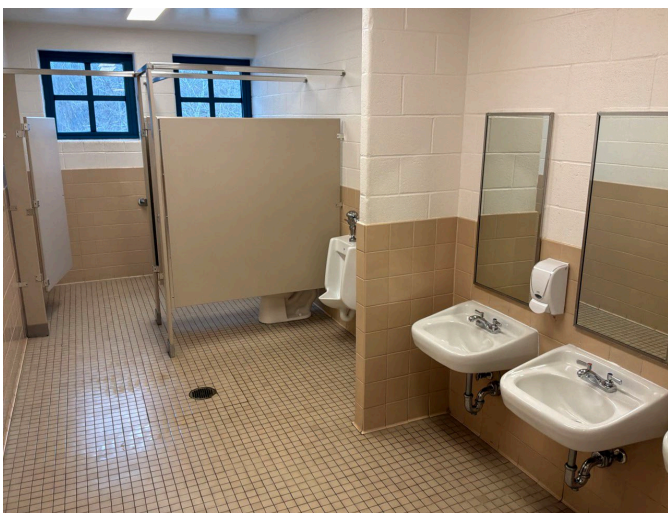
### Photographic Overview



19 - SPECIAL EDUCATION CLASSROOM



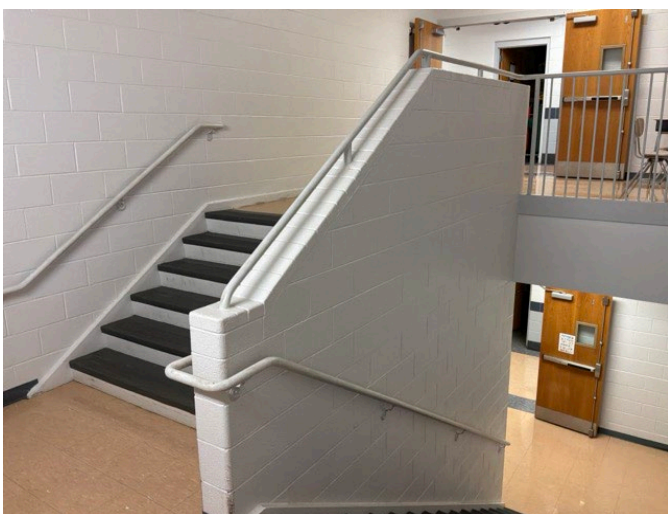
20 - MATH ROOM



21 - RESTROOM



22 - CLASSROOM RESTROOM

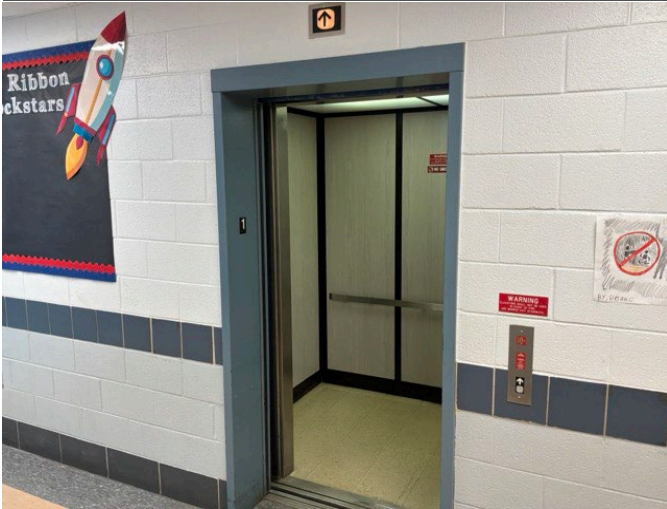


23 - STAIRWELL

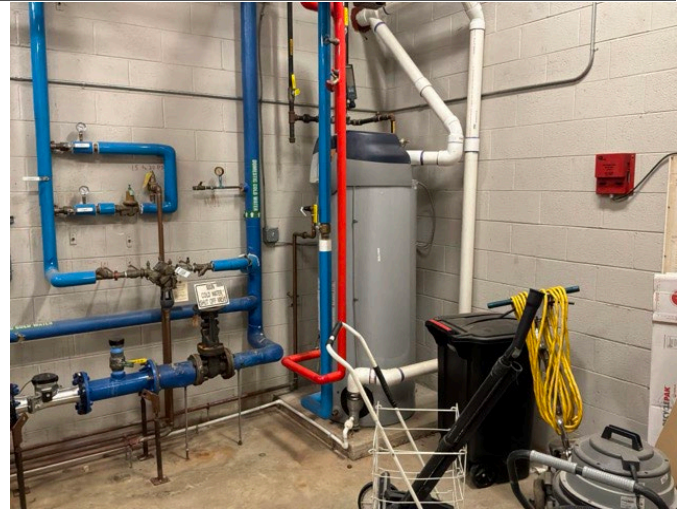


24 - ELEVATOR MACHINE ROOM

### Photographic Overview



25 - ELEVATOR CAB FINISHES



26 - DOMESTIC HOT WATER SUPPLY



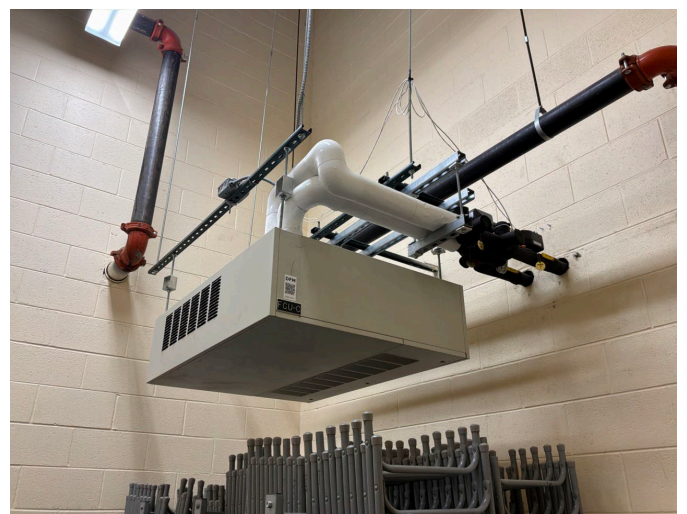
27 - BOILER ROOM



28 - AIR COOLED CHILLER



29 - CLASSROOM UNIT VENTILATOR



30 - FAN COIL UNIT

### Photographic Overview



31 - PACKAGED UNIT



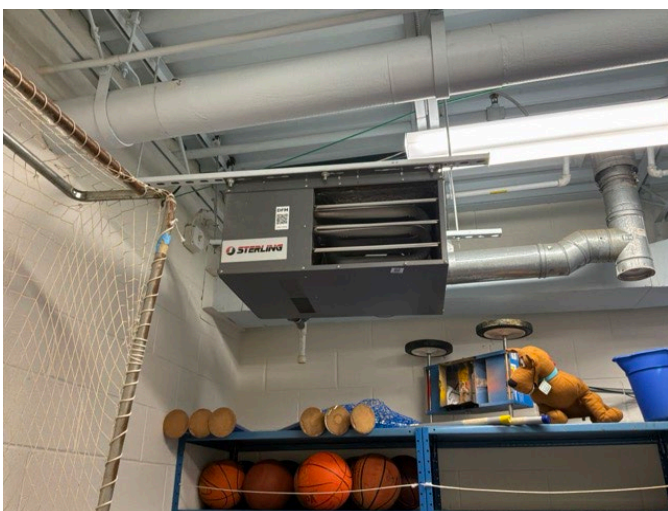
32 - SPLIT SYSTEM CONDENSING UNIT



33 - INTERIOR AIR HANDLER



34 - DUCTLESS SPLIT SYSTEM

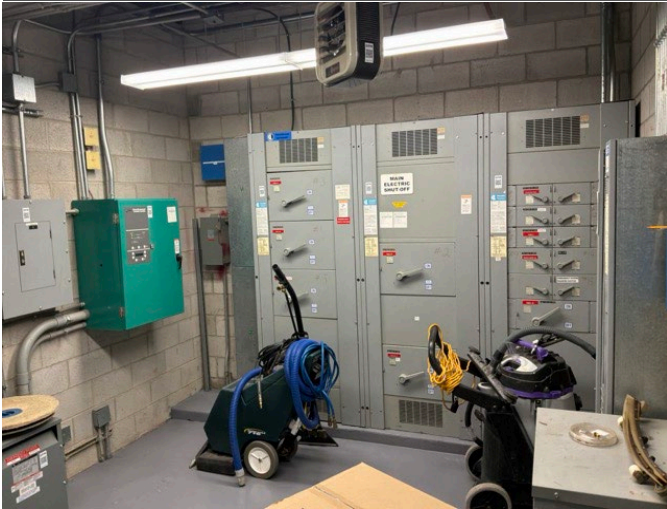


35 - SUSPENDED UNIT HEATER



36 - FIRE BACKFLOW PREVENTER

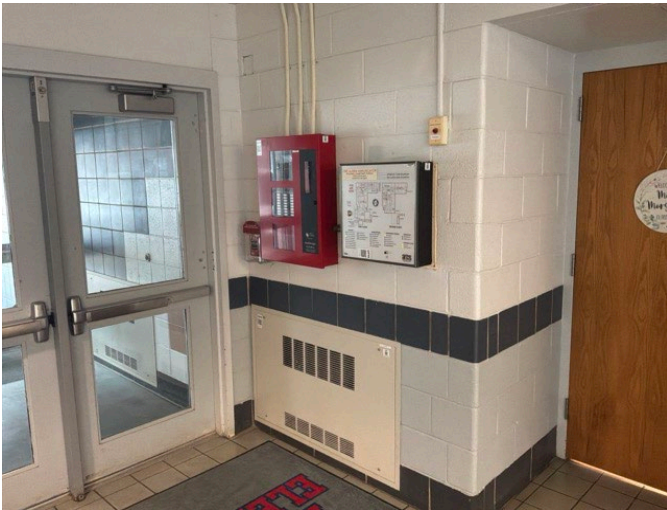
### Photographic Overview



37 - MAIN SWITCHBOARD



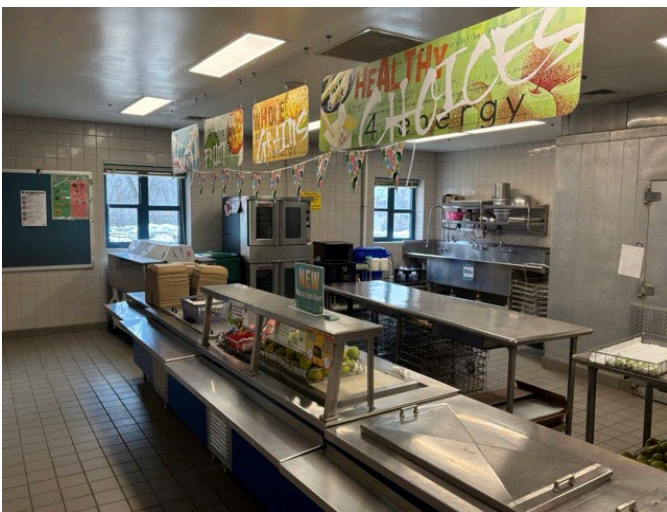
38 - EMERGENCY POWER GENERATOR



39 - FIRE ALARM CONTROL PANEL



40 - FIRE ALARM SYSTEM DEVICES

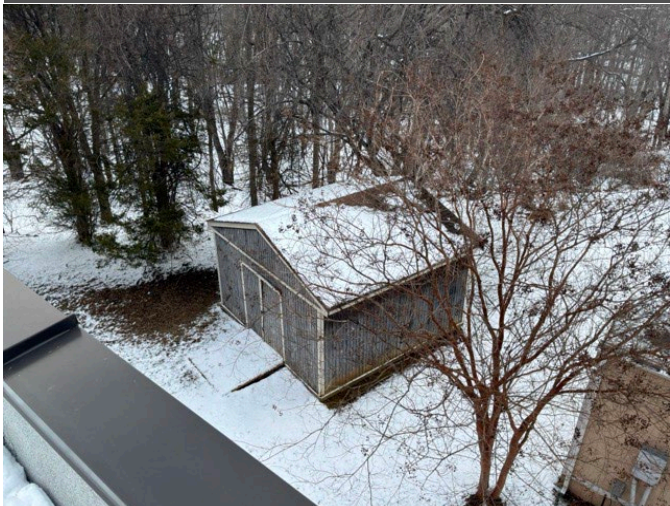


41 - COMMERCIAL KITCHEN



42 - MODULAR BUILDING

### Photographic Overview



43 - STORAGE SHED



44 - MAIN PARKING AREA



45 - SPORTS FIELDS



46 - PLAYGROUND AREA



47 - GARDEN AREA



48 - SITE PROPERTY SIGNAGE



## Appendix B:



### Site Plan(s)

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# Site Plan



 BUREAU VERITAS	<b>Project Number</b>	<b>Site Name</b>	
	172559.25R000-099.354	Lois P. Rockwell Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
Google	February 25, 2026		

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Lois P Rockwell ES #156  
**Name of person completing form:** Brittnay Tarpley  
**Title / Association with property:** Building service manager  
**Length of time associated w/ property:** 4 moths  
**Date Completed:** 02/18/25  
**Phone Number:** 240-740-5180  
**Method of Completion:** ~~PRIOR~~-fully completed by client

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

Data Overview		Response		
1	Year/s constructed / renovated	1992,2006		
2	Building size in SF	75,520		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors	2014	Painting of school
		HVAC	June 2018	Keller construction
		Electrical		
		Site Pavement	2019	Basketball court and parking lot overlay
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Ceiling tiles and lights in summer 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Laminate in media (FPR submitted), SCB class addition, chalk boards removed and replaced with white boards (FPR submitted), ADA signs not compliant (FPR submitted)		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Mold in classrooms, doors not sealing properly		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	x				Gym, conference room, APR ceiling
8	Are there any wall, window, basement or roof leaks?	x				Room A8 work order submitted
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	x				Multiple classrooms, mostly lower level
10	Are your elevators unreliable, with frequent service calls?			x		
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	x				Dry pipe sprinkler
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	x				Hvac/ water pipe in main hallway by APR (2024)
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?					
14	Is the electrical service outdated, undersized, or otherwise problematic?			x		
15	Are there any problems or inadequacies with exterior lighting?	x				Not good lighting behind the school
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		x			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	x				Sidewalks uneven
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			x		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?	x				

## **Appendix D:** Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** Lois P. Rockwell Elementary School

**BV Project Number:** 172559.25R000-099.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



MAIN ENTRANCE



ACCESSIBLE 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



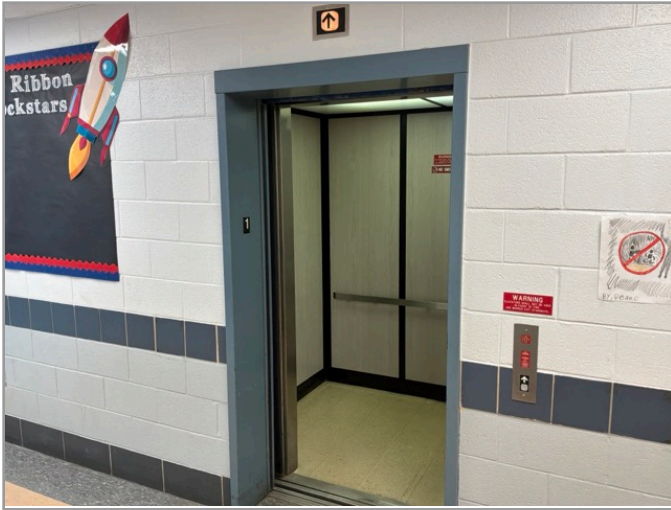
DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

## Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

# Abbreviated Accessibility Checklist

## Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Abbreviated Accessibility Checklist

### Kitchens/Kitchenettes



KITCHENETTE OVERVIEW



BREAKROOM OVERVIEW

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	✗			
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 space under lavatory
5	Does the sink faucet have compliant handles ?	✗			
6	Is the plumbing piping under the sink configured to protect against contact ?	✗			

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

## Abbreviated Accessibility Checklist

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		✘		Sloped and missing handrails, main playground surface is not compliant
2	Has the play area been reviewed for accessibility ?			✘	
3	Are publicly accessible swimming pools equipped with an entrance lift ?			✘	

## Appendix E:

### Component Condition Report

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**Component Condition Report | Lois P. Rockwell Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
<b>Structure</b>						
A4010	Throughout Gymnasium	Good	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	5,108 SF	56	10400534
A4010	Throughout 1992 Building	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	70,412 SF	42	10400392
B1010	Throughout Gymnasium	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	5,108 SF	56	10400521
B1010	Throughout 1992 Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	70,412 SF	42	10400371
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	1,000 SF	6	10400411
<b>Facade</b>						
B2010	Building Exterior	Poor	Exterior Walls, any surface, 1-2 Story Building, Clean	500 SF	1	10400517
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	6,200 SF	11	10400507
B2020	Building Exterior	Fair	Glazing, any type by SF	25,000 SF	6	10400473
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	2	33	10400539
B2050	Building Exterior	Poor	Overhead Door, Aluminum, 7'x8' (56 SF)	1	2	10400487
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	7	10400383
B2050	Building Exterior	Poor	Exterior Door, Steel, any type, Refinish	10	2	10405319
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	7	10400474
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	7	10400482
<b>Roofing</b>						
B3010	Main Roof	Fair	Roofing, Built-Up	40,700 SF	14	10400499
B3010	Gymnasium Roof	Fair	Roofing, Built-Up	5,000 SF	6	10400339
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	50 LF	21	10400409
B3060	Roof	Fair	Roof Hatch, Metal	2	16	10400363
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,700 SF	6	10400433
B3080	Building Exterior	Fair	Soffit/Fascia, Gypsum Board	300 SF	11	10400451

## Component Condition Report | Lois P. Rockwell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Interiors</b>						
C1010	Conference Room	Poor	Interior Wall Construction, Gypsum Board/Plaster, Repair	25 SF	1	10407008
C1010	Throughout Building	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	600 SF	6	10400536
C1030	Throughout Gymnasium	Fair	Interior Door, Wood, Solid-Core	1	21	10404710
C1030	Throughout 1992 Building	Fair	Interior Door, Wood, Solid-Core	1	7	10400360
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	7	10400432
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	60,000 SF	23	10400514
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	11	10400461
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	12 LF	11	10400475
C2010	Kitchen	Fair	Wall Finishes, Ceramic Tile	1,400 SF	7	10400548
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	8	10400358
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	1,100 SF	6	10400439
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,800 SF	7	10400523
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	132,000 SF	4	10400452
C2030	Entrances	Fair	Flooring, Vinyl Sheeting	200 SF	4	10400447
C2030	Kitchen	Fair	Flooring, Quarry Tile	900 SF	17	10400522
C2030	Multipurpose Room	Fair	Flooring, Rubber Tile	250 SF	8	10400531
C2030	Gymnasium Office	Fair	Flooring, Ceramic Tile	50 SF	21	10400476
C2030	Multipurpose Room	Fair	Flooring, Wood, Strip, Refinish	100 SF	4	10400553
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,800 SF	7	10400362
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	55,600 SF	6	10400469
C2030	Hallways & Common Areas	Fair	Flooring, Ceramic Tile	2,000 SF	7	10400443
C2030	Electrical Room/Boiler Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200 SF	4	10400337
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	4,000 SF	6	10400403

**Component Condition Report | Lois P. Rockwell Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
C2030	Reading	Good	Flooring, Carpet, Commercial Tile	400 SF	8	10400345
C2030	Throughout Building	Poor	Flooring, Carpet, Commercial Standard	5,500 SF	2	10400495
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,000 SF	6	10400413
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	10,000 SF	8	10400379
C2050	Multipurpose Room	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	150 SF	1	10400414
<b>Conveying</b>						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Economy	1	5	10400366
D1010	Elevator Machine Room	Fair	Elevator Controls, Automatic, 1 Car	1	5	10400527
D1010	Elevator Machine Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	5	10400529
<b>Plumbing</b>						
D2010	Restrooms	Fair	Urinal, Standard	8	16	10400338
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	13	10400532
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	9	10400437
D2010	Throughout 1992 Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	70,412 SF	7	10400355
D2010	Throughout Gymnasium	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	5,108 SF	21	10400370
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	51	16	10400335
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	31	11	10400361
D2010	Building Services	Fair	Shower, Ceramic Tile	1	4	10400509
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	45	16	10400458
D2010	Gymnasium Office	Fair	Shower, Ceramic Tile	1	11	10400504
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Laundry	4	6	10400329
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water, 4 IN	1	5	10400406
D2010	Health Suite Restroom	Fair	Toilet, Residential Water Closet	1	18	10400485
<b>HVAC</b>						

**Component Condition Report | Lois P. Rockwell Elementary School / Main Building**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank, 264 GAL	1	33	10400500
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 1500 MBH [B-2]	1	23	10400466
D3020	Gymnasium Outdoor Storage	Fair	Unit Heater, Natural Gas, 50 MBH	1	5	10400524
D3020	Gymnasium Storage Mechanical Room	Fair	Furnace, Gas, 400 MBH [HV-1]	1	5	10400480
D3020	Gymnasium Storage	Fair	Unit Heater, Natural Gas, 75 MBH	1	5	10400481
D3020	Gymnasium Storage	Fair	Unit Heater, Natural Gas, 75 MBH	1	5	10400415
D3020	Gymnasium Storage	Fair	Unit Heater, Natural Gas, 75 MBH	1	4	10400462
D3020	Stairwells	Fair	Wall Heater, Electric	4	11	10400347
D3020	Boiler Room	Good	Boiler, Gas, HVAC, 1500 MBH [B-1]	1	23	10400446
D3020	Electrical Room	Fair	Unit Heater, Electric, 3 kW	1	13	10400420
D3020	Mechanical Room 4	Fair	Duct Heater, Electric, 10 KW [DH-3]	1	13	10400405
D3020	Boiler Room	Fair	Unit Heater, Hydronic, 133 MBH	1	13	10400328
D3020	Tractor Storage	Fair	Unit Heater, Electric, 3 kW	1	13	10400348
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 16 TON [CU-1]	1	8	10400454
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 750 CFM	34	13	10400547
D3030	Roof	Failed	Split System, Condensing Unit/Heat Pump, 1.5 TON	1	1	10400384
D3030	Above Gymnasium Office	Failed	Split System, Fan Coil Unit, DX, 2 TON	1	1	10400542
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 8 TON [CU-3]	1	8	10400354
D3030	Building Exterior	Good	Chiller, Air-Cooled, 150 TON [CH-1]	1	18	10400422
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON [CU-4]	1	8	10400490
D3050	Throughout 1992 Building	Good	HVAC System, Hydronic Piping, 4-Pipe	70,412 SF	33	10400331
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 30 TON [RTU-2]	1	13	10400359
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-1]	1	13	10400505
D3050	Throughout Gymnasium	Fair	HVAC System, Ductwork, Low Density	5,108 SF	11	10400457

**Component Condition Report | Lois P. Rockwell Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Throughout 1992 Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	70,412 SF	23	10400388
D3050	Mechanical Room 1	Good	Air Handler, Interior AHU, Easy/Moderate Access, 5000 CFM [AC-1]	1	23	10400326
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RTU-3]	1	2	10400463
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 20 HP [P-2]	1	18	10400421
D3050	Multipurpose Room Storage	Good	Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM [AC-3]	1	18	10400496
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water, 20 HP [P-1]	1	18	10400552
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-20B]	1	13	10400376
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1350 CFM [EF-22B]	1	13	10400541
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM [EF-3]	1	5	10400408
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-19B]	1	13	10400427
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-20A]	1	13	10400342
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2400 CFM [EF-21A]	1	13	10400464
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-13A]	1	13	10400510
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4000 CFM [EF-1]	1	5	10400478
D3060	Roof	Good	Exhaust Fan, Centrifugal, 28" Damper, 8120 CFM [EF-17A]	1	18	10400436
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-20C]	1	13	10400374
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1350 CFM [EF-22A]	1	13	10400375
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-6A]	1	13	10400401
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM	1	5	10404708
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4000 CFM [EF-2]	1	5	10400445
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF-10]	1	3	10400341
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-19A]	1	13	10400525
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1350 CFM [EF-22C]	1	13	10400540
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-4A]	1	13	10400412

## Component Condition Report | Lois P. Rockwell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Fire Protection</b>						
D4010	Throughout Gymnasium	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,108 SF	6	10400506
D4010	Throughout 1992 Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	70,412 SF	5	10400391
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	5	10400518
<b>Electrical</b>						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 85 KW	1	6	10400537
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 150 AMP	1	6	10400435
D5020	Electrical Closet 2	Fair	Distribution Panel, 120/208 V, 400 AMP [BL SEC.2]	1	5	10400431
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	10400477
D5020	Gymnasium Storage	Fair	Distribution Panel, 120/208 V, 225 AMP [G]	1	11	10400385
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP	1	7	10400550
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	9	10400453
D5020	Gymnasium Storage	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	11	10400419
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	5	10400418
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [HL SEC.2]	1	5	10400387
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [HH]	1	5	10400327
D5020	Electrical Closet 2	Fair	Distribution Panel, 277/480 V, 400 AMP [BH]	1	5	10400502
D5020	General Storage 2	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	12	10400484
D5020	Electrical Closet 1	Fair	Distribution Panel, 120/208 V, 400 AMP [AL SEC.2]	1	5	10400519
D5020	Electrical Closet 1	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	10400538
D5020	Electrical Closet 2	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	5	10400426
D5020	Mechanical Room 3	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	5	10400398
D5020	Electrical Closet 1	Fair	Distribution Panel, 277/480 V, 400 AMP [AH]	1	5	10400410
D5030	Throughout 1992 Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	70,412 SF	7	10400340

## Component Condition Report | Lois P. Rockwell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [VFD P-1]	1	13	10400425
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD EF-17]	1	13	10400356
D5030	Throughout Gymnasium	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	5,108 SF	21	10400382
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [VFD P-2]	1	13	10400386
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	3	4	10400378
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	9	16	10400471
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	75,520 SF	18	10400486
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	4	10400460
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	75,520 SF	11	10400353
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	75,520 SF	11	10400352
D7050	Main Entrance	Fair	Fire Alarm Panel, Annunciator	1	6	10400535
D7050	Building Services	Fair	Fire Alarm Panel, Fully Addressable	1	6	10400380
D7050	Main Entrance	Fair	Fire Alarm Panel, Fully Addressable	1	6	10400545
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	75,520 SF	11	10400438
D8010	Throughout 1992 Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	75,520 SF	8	10400444
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10400330
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10400442
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10400459
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	10400513
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10400503
E1030	Instrumental Music Classroom Closet	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10400456
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	15	10400344

**Component Condition Report | Lois P. Rockwell Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	15	10400455
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10400350
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	10400449
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10400343
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	15	10400491
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	15	10400528
E1030	Staff Workroom	Fair	Foodservice Equipment, Icemaker, Tabletop	1	5	10400381
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10400368
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10400416
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	10400434
E1060	Staff Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10400546
E1060	CR1 Kitchen	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	6	10400554
E1060	General Storage 3	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10400472
E1060	Building Services	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10400367
E1060	CR1 Kitchen	Fair	Residential Appliances, Washer/Dryer Combo Unit	1	9	10400395
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10400489
E1060	CR1 Kitchen	Fair	Residential Appliances, Dishwasher	1	5	10400465
E1060	Health Suite	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10400530
E1070	Multipurpose Room	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,200 SF	8	10400369
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	2	11	10400424
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	4	11	10400396
E2010	Media Center	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	100 LF	6	10400402
E2010	Throughout Building	Poor	Casework, Countertop, Plastic Laminate	400 LF	2	10400520
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	900 LF	11	10400390

### Component Condition Report | Lois P. Rockwell Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Media Center	Fair	Library Shelving, Double-Faced, up to 90" Height	40 LF	6	10400494
<b>Accessibility</b>						
Y1020	Stairwells	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	1	1	10400404
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Minor Reconfiguration, Modify	1	1	10400351
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	10408367

### Component Condition Report | Lois P. Rockwell Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
B1010	Site General	Fair	Exterior Ramp, Wood	500 SF	8	10400423
B1080	Site General	Fair	Stair/Ramp Rails, Wood, Refinish	200 LF	6	10400551
<b>Special Construction &amp; Demo</b>						
F1020	Site General	Fair	Shed, Wood or Metal-Framed, Standard	250 SF	12	10400511
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Playground Areas	Fair	Parking Lots, Pavement, Concrete	2,400 SF	17	10404709
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	43,000 SF	2	10400501
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	43,000 SF	19	10400389
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	7,000 SF	17	10400372
G2030	Site General	Poor	Sidewalk, Concrete, Small Areas/Sections	800 SF	2	10400393
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	2	11	10400515
G2050	Site Sports Fields & Courts	Poor	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	2	10400357
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	16	10400399
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	8	10400497

## Component Condition Report | Lois P. Rockwell Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	15,000 SF	19	10400543
G2050	Site Sports Fields & Courts	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,000 SF	2	10400333
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 6" Depth	1,300 SF	3	10405316
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	3	11	10400533
G2050	Site General	Poor	Trail Surface, Asphalt, Overlay	400 SF	2	10400349
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	3,000 SF	8	10400508
G2050	Site Sports Fields & Courts	Fair	Play Structure, Climbing Wall, by vertical surface area	250 SF	10	10400430
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	6	10400407
<b>Sitework</b>						
G2060	Site General	Fair	Flagpole, Metal	1	16	10400488
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	99,999 LF	21	10400346
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	2	11	10400400
G2060	Site General	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	11	10400417
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	2	11	10400334
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 6'	70 LF	31	10400364
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	1	11	10400492
G2060	Site General	Fair	Chiller Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	100 LF	26	10400470
G2060	Site General	Fair	Fences & Gates, Fence, Wrought Iron 4'	25 LF	17	10400450
G2060	Site General	Fair	Chiller Enclosure, Gates, Wood/Metal, Replace/Install	1	6	10400373
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	1	11	10400429
G2060	Site General	Fair	Enclosure, Masonry (CMU) Walls, 4' High (per LF), Replace/Install	270 LF	26	10400397
G2060	Site General	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	24	11	10400498
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	2	6	10400332
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	3	11	10400512
G2060	Site General	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	11	10400526

**Component Condition Report | Lois P. Rockwell Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G4050	Site Parking Areas	Fair	Pole Light Fixture, LED Lamp only, 150 W	13	4	10400516
G4050	Site General	Fair	Site Light Pole, 30' Height, w/o Base or Fixtures, Replace/Install	1	21	10400441
G4050	Site Parking Areas	Good	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	8	34	10400468
<b>Accessibility</b>						
Y1010	Site Parking Areas	NA	ADA Parking, Access Aisle, Striping, Install	15 LF	1	10400440
Y1010	Site Parking Areas	NA	ADA Parking, Signage, Pole-Mounted, Install	2	1	10400483
Y1010	Site Parking Areas	NA	ADA Parking, Signage, Pole-Mounted, Install	1	1	10400394
Y1020	Site Playground Areas	NA	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	40 LF	1	10400544
Y1080	Site Playground Areas	NA	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	4,500 SF	1	10400428

## Appendix F: Replacement Reserves

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Replacement Reserves Report



5/8/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2010	Boiler Room	10400406	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	\$6,600.00	\$6,600						\$6,600															\$6,600	
D2010	Throughout 1992 Building	10400355	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	70412	SF	\$11.00	\$774,532								\$774,532													\$774,532	
D2010	Building Services	10400509	Shower, Ceramic Tile, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																\$2,500	
D2010	Utility Rooms/Areas	10400329	Sink/Lavatory, Service Sink, Laundry, Replace	30	24	6	4	EA	\$900.00	\$3,600						\$3,600															\$3,600	
D2010	Throughout Building	10400437	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	8	EA	\$1,200.00	\$9,600										\$9,600											\$9,600	
D2010	Throughout Building	10400361	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	31	EA	\$1,200.00	\$37,200												\$37,200									\$37,200	
D2010	Gymnasium Office	10400504	Shower, Ceramic Tile, Replace	30	19	11	1	EA	\$2,500.00	\$2,500												\$2,500									\$2,500	
D2010	Restrooms	10400338	Urinal, Standard, Replace	30	14	16	8	EA	\$1,100.00	\$8,800																	\$8,800				\$8,800	
D2010	Restrooms	10400335	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	51	EA	\$1,700.00	\$86,700																	\$86,700				\$86,700	
D2010	Restrooms	10400458	Toilet, Commercial Water Closet, Replace	30	14	16	45	EA	\$1,300.00	\$58,500																\$58,500					\$58,500	
D2010	Health Suite Restroom	10400485	Toilet, Residential Water Closet, Replace	30	12	18	1	EA	\$700.00	\$700																		\$700			\$700	
D3020	Gymnasium Storage Mechanical Room	10400480	Furnace, Gas, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000															\$20,000	
D3020	Gymnasium Storage	10400462	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																\$5,000	
D3020	Gymnasium Storage	10400415	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000															\$5,000	
D3020	Gymnasium Storage	10400481	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	\$5,000.00	\$5,000						\$5,000															\$5,000	
D3020	Gymnasium Outdoor Storage	10400524	Unit Heater, Natural Gas, Replace	20	15	5	1	EA	\$4,700.00	\$4,700						\$4,700															\$4,700	
D3020	Stairwells	10400347	Wall Heater, Electric, Replace	20	9	11	4	EA	\$1,100.00	\$4,400												\$4,400									\$4,400	
D3020	Mechanical Room 4	10400405	Duct Heater, Electric, Replace	20	7	13	1	EA	\$2,780.00	\$2,780														\$2,780							\$2,780	
D3020	Boiler Room	10400328	Unit Heater, Hydronic, Replace	20	7	13	1	EA	\$2,900.00	\$2,900														\$2,900							\$2,900	
D3020	Electrical Room	10400420	Unit Heater, Electric, Replace	20	7	13	1	EA	\$1,800.00	\$1,800														\$1,800							\$1,800	
D3020	Tractor Storage	10400348	Unit Heater, Electric, Replace	20	7	13	1	EA	\$1,800.00	\$1,800														\$1,800							\$1,800	
D3030	Building Exterior	10400422	Chiller, Air-Cooled, Replace	25	7	18	1	EA	\$180,000.00	\$180,000																		\$180,000			\$180,000	
D3030	Roof	10400384	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	\$3,400.00	\$3,400	\$3,400															\$3,400				\$3,400		
D3030	Above Gymnasium Office	10400542	Split System, Fan Coil Unit, DX, Replace	15	14	1	1	EA	\$3,000.00	\$3,000	\$3,000															\$3,000				\$3,000		
D3030	Roof	10400490	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	\$4,800.00	\$4,800									\$4,800												\$4,800	
D3030	Roof	10400454	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$37,800.00	\$37,800									\$37,800												\$37,800	
D3030	Roof	10400354	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	\$17,200.00	\$17,200									\$17,200												\$17,200	
D3030	Throughout Building	10400547	Unit Ventilator, approx/nominal 2 Ton, Replace	20	7	13	34	EA	\$7,400.00	\$251,600													\$251,600								\$251,600	
D3050	Boiler Room	10400421	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	7	18	1	EA	\$13,600.00	\$13,600																\$13,600				\$13,600		
D3050	Boiler Room	10400552	Pump, Distribution, HVAC Heating Water, Replace	25	7	18	1	EA	\$13,600.00	\$13,600																\$13,600				\$13,600		
D3050	Roof	10400463	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	\$40,000.00	\$40,000		\$40,000																			\$40,000	
D3050	Throughout Gymnasium	10400457	HVAC System, Ductwork, Low Density, Replace	30	19	11	5108	SF	\$2.00	\$10,216												\$10,216									\$10,216	
D3050	Roof	10400359	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$75,000.00	\$75,000														\$75,000							\$75,000	
D3050	Roof	10400505	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$20,000.00	\$20,000														\$20,000							\$20,000	
D3050	Multipurpose Room Storage	10400496	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	7	18	1	EA	\$22,000.00	\$22,000																\$22,000				\$22,000		
D3060	Roof	10400341	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	17	3	1	EA	\$1,200.00	\$1,200				\$1,200																	\$1,200	
D3060	Building Exterior	10404708	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400															\$1,400	
D3060	Roof	10400408	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400															\$1,400	
D3060	Roof	10400478	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000	
D3060	Roof	10400445	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	\$3,000.00	\$3,000						\$3,000															\$3,000	
D3060	Roof	10400541	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400													\$2,400								\$2,400	
D3060	Roof	10400464	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	7	13	1	EA	\$3,000.00	\$3,000														\$3,000							\$3,000	
D3060	Roof	10400375	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400540	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400376	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400374	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400427	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400342	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400525	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	\$2,400.00	\$2,400														\$2,400							\$2,400	
D3060	Roof	10400510	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	7	13	1	EA	\$1,400.00	\$1,400														\$1,400								

Replacement Reserves Report



5/8/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3060	Roof	10400436	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	7	18	1	EA	\$4,000.00	\$4,000																					\$4,000	\$4,000	
D4010	Boiler Room	10400518	Backflow Preventer, Fire Suppression, Replace	30	25	5	1	EA	\$10,500.00	\$10,500						\$10,500																\$10,500	
D4010	Throughout 1992 Building	10400391	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	70412	SF	\$1.07	\$75,341						\$75,341																\$75,341	
D4010	Throughout Gymnasium	10400506	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	5108	SF	\$1.07	\$5,466						\$5,466																\$5,466	
D5010	Building Exterior	10400537	Generator, Gas or Gasoline, Replace	25	19	6	1	EA	\$66,000.00	\$66,000						\$66,000																\$66,000	
D5010	Electrical Room	10400435	Automatic Transfer Switch, ATS, Replace	25	19	6	1	EA	\$12,000.00	\$12,000						\$12,000																\$12,000	
D5020	Electrical Room	10400477	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000	
D5020	Electrical Room	10400418	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$7,600.00	\$7,600						\$7,600																	\$7,600
D5020	Electrical Closet 1	10400538	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																	\$10,000
D5020	Mechanical Room 3	10400398	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$7,600.00	\$7,600						\$7,600																	\$7,600
D5020	Electrical Closet 2	10400426	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	\$10,000.00	\$10,000						\$10,000																	\$10,000
D5020	Electrical Room	10400550	Switchboard, 277/480 V, Replace	40	33	7	1	EA	\$75,000.00	\$75,000							\$75,000																\$75,000
D5020	Electrical Room	10400453	Secondary Transformer, Dry, Stepdown, Replace	30	21	9	1	EA	\$6,700.00	\$6,700										\$6,700													\$6,700
D5020	Gymnasium Storage	10400419	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	\$7,600.00	\$7,600											\$7,600												\$7,600
D5020	General Storage 2	10400484	Secondary Transformer, Dry, Stepdown, Replace	30	18	12	1	EA	\$10,000.00	\$10,000												\$10,000											\$10,000
D5020	Electrical Closet 2	10400502	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																	\$5,300
D5020	Electrical Closet 1	10400519	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5020	Electrical Closet 1	10400410	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																	\$5,300
D5020	Electrical Closet 2	10400431	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5020	Electrical Room	10400387	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	\$6,000.00	\$6,000						\$6,000																	\$6,000
D5020	Electrical Room	10400327	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																	\$5,300
D5020	Gymnasium Storage	10400385	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$2,000.00	\$2,000											\$2,000												\$2,000
D5030	Throughout 1992 Building	10400340	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	70412	SF	\$2.50	\$176,030							\$176,030																\$176,030
D5030	Roof	10400356	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	7	13	1	EA	\$5,300.00	\$5,300													\$5,300										\$5,300
D5030	Boiler Room	10400425	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	7	13	1	EA	\$10,000.00	\$10,000												\$10,000											\$10,000
D5030	Boiler Room	10400386	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	7	13	1	EA	\$10,000.00	\$10,000												\$10,000											\$10,000
D5040	Building Exterior	10400378	Exterior Light, any type, w/ LED Replacement, Replace	20	16	4	3	EA	\$400.00	\$1,200					\$1,200																		\$1,200
D5040	Gymnasium	10400460	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	16	4	20	EA	\$1,700.00	\$34,000					\$34,000																		\$34,000
D5040	Building Exterior	10400471	Exterior Light, any type, w/ LED Replacement, Replace	20	4	16	9	EA	\$400.00	\$3,600																\$3,600							\$3,600
D5040	Throughout Building	10400486	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	2	18	75520	SF	\$5.00	\$377,600																		\$377,600					\$377,600
D6060	Throughout Building	10400353	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	75520	SF	\$1.65	\$124,608												\$124,608											\$124,608
D7030	Throughout Building	10400352	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	75520	SF	\$2.00	\$151,040												\$151,040											\$151,040
D7050	Main Entrance	10400545	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D7050	Main Entrance	10400535	Fire Alarm Panel, Annunciator, Replace	15	9	6	1	EA	\$1,580.00	\$1,580						\$1,580																	\$1,580
D7050	Building Services	10400380	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
D7050	Throughout Building	10400438	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	75520	SF	\$3.00	\$226,560												\$226,560											\$226,560
D8010	Throughout 1992 Building	10400444	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	75520	SF	\$2.50	\$188,800								\$188,800															\$188,800
E1030	Kitchen	10400442	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600												\$3,600						\$3,600	
E1030	Kitchen	10400513	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	\$3,600.00	\$3,600				\$3,600												\$3,600							\$3,600
E1030	Kitchen	10400503	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700												\$5,700							\$5,700
E1030	Kitchen	10400350	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600								\$5,600										\$5,600
E1030	Kitchen	10400459	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600								\$5,600										\$5,600
E1030	Kitchen	10400449	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
E1030	Kitchen	10400368	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																	\$25,000
E1030	Kitchen	10400330	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600														\$3,600			\$3,600
E1030	Staff Workroom	10400381	Foodservice Equipment, Ice maker, Tabletop, Replace	10	5	5	1	EA	\$2,500.00	\$2,500						\$2,500									\$2,500								\$2,500
E1030	Roof	10400344	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	0	15	1	EA	\$6,300.00	\$6,300															\$6,300								



Replacement Reserves Report



5/8/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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	
G2060	Site General	10400498	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	9	11	24	EA	\$150.00	\$3,600												\$3,600										\$3,600	
G2060	Site General	10400417	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	9	11	1	EA	\$25,000.00	\$25,000												\$25,000										\$25,000	
G2060	Site General	10400488	Flagpole, Metal, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																\$2,500						\$2,500	
G2060	Site General	10400373	Chiller Enclosure, Gates, Wood/Metal, Replace/Install	20	14	6	1	EA	\$1,700.00	\$1,700						\$1,700																\$1,700	
G4050	Site Parking Areas	10400516	Pole Light Fixture, LED Lamp only, Replace	20	16	4	13	EA	\$1,200.00	\$15,600				\$15,600																		\$15,600	
Y1010	Site Parking Areas	10400440	ADA Parking, Access Aisle, Striping, Install	0	-1	1	15	LF	\$15.00	\$225		\$225																				\$225	
Y1010	Site Parking Areas	10400483	ADA Parking, Signage, Pole-Mounted, Install	0	-1	1	2	EA	\$500.00	\$1,000		\$1,000																				\$1,000	
Y1010	Site Parking Areas	10400394	ADA Parking, Signage, Pole-Mounted, Install	0	-1	1	1	EA	\$500.00	\$500		\$500																				\$500	
Y1020	Site Playground Areas	10400544	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	0	-1	1	40	LF	\$55.00	\$2,200		\$2,200																				\$2,200	
Y1080	Site Playground Areas	10400428	ADA Site & Recreational, Playing Surface, to Compliant, Replace/Install	0	-1	1	4500	SF	\$21.00	\$94,500		\$94,500																				\$94,500	
<b>Totals, Unescalated</b>												\$0	\$98,425	\$61,400	\$2,600	\$15,600	\$0	\$4,800	\$26,100	\$84,000	\$0	\$10,000	\$104,500	\$38,900	\$2,600	\$0	\$0	\$7,800	\$111,700	\$2,600	\$248,000	\$0	\$819,025
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>												\$0	\$101,378	\$65,139	\$2,841	\$17,558	\$0	\$5,731	\$32,100	\$106,409	\$0	\$13,439	\$144,652	\$55,462	\$3,818	\$0	\$0	\$12,517	\$184,623	\$4,426	\$434,870	\$0	\$1,184,963

\* Markup has been included in unit costs.

## Appendix G: Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	10400527	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		Lois P. Rockwell Elementary School / Main Building	Elevator Machine Room	Dover Elevators	No dataplate	No dataplate	1992		
2	10400529	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	2500 LB	Lois P. Rockwell Elementary School / Main Building	Elevator Machine Room	Dover Elevators	EP-70-20	E-C6036	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10400532	D2010	<b>Water Heater</b>	Gas, Commercial (200 MBH)	100 GAL	Lois P. Rockwell Elementary School / Main Building	Boiler Room	State Industries, Inc.	SUF-100-199-NE 300	1816110115571	2018		
2	10400406	D2010	<b>Backflow Preventer</b>	Domestic Water	4 IN	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Watts	No dataplate	No dataplate	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10400446	D3020	<b>Boiler [B-1]</b>	Gas, HVAC	1500 MBH	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Fulton	EDR-1500	4905-HFTC	2018		
2	10400466	D3020	<b>Boiler [B-2]</b>	Gas, HVAC	1500 MBH	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Fulton	EDR-1500	5176-HFTC	2018		
3	10400480	D3020	<b>Furnace [HV-1]</b>	Gas	400 MBH	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage Mechanical Room	Sterling	QVES400M	C06640959001001	2006		
4	10400405	D3020	<b>Duct Heater [DH-3]</b>	Electric	10 KW	Lois P. Rockwell Elementary School / Main Building	Mechanical Room 4	No dataplate	No dataplate	No dataplate	2018		
5	10400420	D3020	<b>Unit Heater</b>	Electric	3 kW	Lois P. Rockwell Elementary School / Main Building	Electrical Room	QMARK	MUH0371	NA	2018		
6	10400348	D3020	<b>Unit Heater</b>	Electric	3 kW	Lois P. Rockwell Elementary School / Main Building	Tractor Storage	QMARK	Inaccessible	Inaccessible	2018		
7	10400328	D3020	<b>Unit Heater</b>	Hydronic	133 MBH	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Sigma	133H	No dataplate	2018		
8	10400524	D3020	<b>Unit Heater</b>	Natural Gas	50 MBH	Lois P. Rockwell Elementary School / Main Building	Gymnasium Outdoor Storage	Sterling	No dataplate	No dataplate			
9	10400481	D3020	<b>Unit Heater</b>	Natural Gas	75 MBH	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage	Sterling	No dataplate	No dataplate	2006		
10	10400415	D3020	<b>Unit Heater</b>	Natural Gas	75 MBH	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage	Sterling	No dataplate	No dataplate	2006		
11	10400462	D3020	<b>Unit Heater</b>	Natural Gas	75 MBH	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage	Sterling	No dataplate	No dataplate	2006		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10400347	D3020	<b>Wall Heater</b>	Electric		Lois P. Rockwell Elementary School / Main Building	Stairwells						4
13	10400500	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	264 GAL	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Armstrong Air	A1000-L	848430	2018		
14	10400422	D3030	<b>Chiller [CH-1]</b>	Air-Cooled	150 TON	Lois P. Rockwell Elementary School / Main Building	Building Exterior	Carrier	30RAP1506KB0L1C4-1	2518Q87878	2018		
15	10400384	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1.5 TON	Lois P. Rockwell Elementary School / Main Building	Roof	York	ZH408018506A	W0L5082362	2006		
16	10400542	D3030	<b>Split System</b>	Fan Coil Unit, DX	2 TON	Lois P. Rockwell Elementary School / Main Building	Above Gymnasium Office	McQuay	LAH 002 ADH	TLN U: 06 04 00262	2006		
17	10400454	D3030	<b>Split System [CU-1]</b>	Condensing Unit/Heat Pump	16 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Carrier	38AUDC16A0M6A0A1C0	2018P35186	2018		
18	10400354	D3030	<b>Split System [CU-3]</b>	Condensing Unit/Heat Pump	8 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Carrier	38AUZB08A0M5A0A1C0	1918C93494	2018		
19	10400490	D3030	<b>Split System Ductless [CU-4]</b>	Single Zone	1.5 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NKA7	7YU04904A	2018		
20	10400547	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton	750 CFM	Lois P. Rockwell Elementary School / Main Building	Throughout Building				2018		34
21	10400552	D3050	<b>Pump [P-1]</b>	Distribution, HVAC Heating Water	20 HP	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Armstrong Air	No dataplate	No dataplate	2018		
22	10400421	D3050	<b>Pump [P-2]</b>	Distribution, HVAC Chilled or Condenser Water	20 HP	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Armstrong Air	No dataplate	No dataplate	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10400326	D3050	<b>Air Handler</b> [AC-1]	Interior AHU, Easy/Moderate Access	5000 CFM	Lois P. Rockwell Elementary School / Main Building	Mechanical Room 1	Carrier	39MN10WL4858734XXE	2818U36674	2018		
24	10400496	D3050	<b>Air Handler</b> [AC-3]	Interior AHU, Easy/Moderate Access	3000 CFM	Lois P. Rockwell Elementary School / Main Building	Multipurpose Room Storage	Carrier	39LC06AA-48210K1B2	2718030930	2018		
25	10400505	D3050	<b>Packaged Unit</b> [RTU-1]	RTU, Pad or Roof-Mounted	10 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Petra	PPH-10	180949/0101/01	2018		
26	10400359	D3050	<b>Packaged Unit</b> [RTU-2]	RTU, Pad or Roof-Mounted	30 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Carrier	50A3F030MNM62GXT	2018U47377	2018		
27	10400463	D3050	<b>Packaged Unit</b> [RTU-3]	RTU, Pad or Roof-Mounted	20 TON	Lois P. Rockwell Elementary School / Main Building	Roof	Petra	PPH-20	180949/0201/01	2018		
28	10404708	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	750 CFM	Lois P. Rockwell Elementary School / Main Building	Building Exterior	Inaccessible	Inaccessible	Inaccessible	2006		
29	10400478	D3060	<b>Exhaust Fan</b> [EF-1]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Cook	270 ACE	143S876539-00/0000701	2006		
30	10400341	D3060	<b>Exhaust Fan</b> [EF-10]	Roof or Wall-Mounted, 10" Damper	250 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Penn Ventilator Company	AT35	NA	1992		
31	10400510	D3060	<b>Exhaust Fan</b> [EF-13A]	Roof or Wall-Mounted, 12" Damper	750 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	CUE-090-VG-X	15486023	2018		
32	10400436	D3060	<b>Exhaust Fan</b> [EF-17A]	Centrifugal, 28" Damper	8120 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-260-20-X	15486025	2018		
33	10400525	D3060	<b>Exhaust Fan</b> [EF-19A]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-121-4-X	15486028	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10400427	D3060	<b>Exhaust Fan</b> [EF-19B]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-121-4-X	15486029	2018		
35	10400445	D3060	<b>Exhaust Fan</b> [EF-2]	Roof or Wall-Mounted, 24" Damper	4000 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Cook	270 ACE	143S876539-00/0000702	2006		
36	10400342	D3060	<b>Exhaust Fan</b> [EF-20A]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-131-5-X	15486031	2018		
37	10400376	D3060	<b>Exhaust Fan</b> [EF-20B]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-131-5-X	15486032	2018		
38	10400374	D3060	<b>Exhaust Fan</b> [EF-20C]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-131-5-X	15486033	2018		
39	10400464	D3060	<b>Exhaust Fan</b> [EF-21A]	Roof or Wall-Mounted, 24" Damper	2400 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-161-5 X	15486035	2018		
40	10400375	D3060	<b>Exhaust Fan</b> [EF-22A]	Roof or Wall-Mounted, 16" Damper	1350 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-161-4-X	15486038	2018		
41	10400541	D3060	<b>Exhaust Fan</b> [EF-22B]	Roof or Wall-Mounted, 16" Damper	1350 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-161-4-X	15486039	2018		
42	10400540	D3060	<b>Exhaust Fan</b> [EF-22C]	Roof or Wall-Mounted, 16" Damper	1350 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	GB-161-4-X	15486040	2018		
43	10400408	D3060	<b>Exhaust Fan</b> [EF-3]	Roof or Wall-Mounted, 12" Damper	800 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Cook	120 ACE	143S876539-00/0002001	2006		
44	10400412	D3060	<b>Exhaust Fan</b> [EF-4A]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	CUE-161-B-X	15486014	2018		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10400401	D3060	<b>Exhaust Fan</b> [EF-6A]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Lois P. Rockwell Elementary School / Main Building	Roof	Greenheck	CUE-161-B-X	15486016	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10400518	D4010	<b>Backflow Preventer</b>	Fire Suppression	6 IN	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Watts	Illegible	Illegible	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10400537	D5010	<b>Generator</b>	Gas or Gasoline	85 KW	Lois P. Rockwell Elementary School / Main Building	Building Exterior	Cummins	GGHG-5690516	H040682751	2006		
2	10400435	D5010	<b>Automatic Transfer Switch</b>	ATS	150 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Cummins	OTPCB-5690515	H040679855	2006		
3	10400477	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Challenger	752-415	J92 B0063	1992		
4	10400453	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Square D	30T3H	NA	2004		
5	10400419	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage	Eaton Cutler-Hammer	V48M28T45EE	J05L01408	2006		
6	10400418	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Challenger	452-415	J92 B0047	1992		
7	10400484	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lois P. Rockwell Elementary School / Main Building	General Storage 2	Dongan	43-6375SH	P07109	2007		
8	10400538	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 1	Challenger	752-415	J92 A1040	1992		
9	10400426	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 2	Challenger	Inaccessible	Inaccessible	1992		
10	10400398	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Lois P. Rockwell Elementary School / Main Building	Mechanical Room 3	Challenger	452-415	J92 B0043	1992		
11	10400550	D5020	<b>Switchboard</b>	277/480 V	1600 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Challenger	POWERMASTER	VHSS00271	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10400410	D5020	<b>Distribution Panel</b> [AH]	277/480 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 1	Challenger	PRL4B	VHSS00271 IT17	1992		
13	10400519	D5020	<b>Distribution Panel</b> [AL SEC.2]	120/208 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 1	Challenger	PRL1	VHSS00271 IT8	1992		
14	10400502	D5020	<b>Distribution Panel</b> [BH]	277/480 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 2	Challenger	PRL4B	VHSS00271 IT18	1992		
15	10400431	D5020	<b>Distribution Panel</b> [BL SEC.2]	120/208 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Closet 2	Challenger	PRL1	VHSS00271 IT13	1992		
16	10400385	D5020	<b>Distribution Panel</b> [G]	120/208 V	225 AMP	Lois P. Rockwell Elementary School / Main Building	Gymnasium Storage	Eaton Cutler- Hammer	PRL-1A	SLY68469	2006		
17	10400327	D5020	<b>Distribution Panel</b> [HH]	277/480 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Challenger	PRL4B	VHSS00271 IT16	1992		
18	10400387	D5020	<b>Distribution Panel</b> [HL SEC.2]	120/208 V	400 AMP	Lois P. Rockwell Elementary School / Main Building	Electrical Room	Challenger	PRL1	VHSS00271 IT11	1992		
19	10400356	D5030	<b>Variable Frequency Drive</b> [VFD EF-17]	VFD, by HP of Motor	5 HP	Lois P. Rockwell Elementary School / Main Building	Roof	Yaskawa	Z1838003	4W1858171950001	2018		
20	10400425	D5030	<b>Variable Frequency Drive</b> [VFD P-1]	VFD, by HP of Motor	20 HP	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Yaskawa	CIMR-ZU4A0027FAA	1W1851795960006	2018		
21	10400386	D5030	<b>Variable Frequency Drive</b> [VFD P-2]	VFD, by HP of Motor	20 HP	Lois P. Rockwell Elementary School / Main Building	Boiler Room	Yaskawa	CIMR-ZU4A0027FAA	1W1851795960010	2018		
22	10400460	D5040	<b>High Intensity Discharge (HID) Fixtures</b>	Metal Halide, Gymnasium Lighting, 400 W		Lois P. Rockwell Elementary School / Main Building	Gymnasium				2006		20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10400380	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Lois P. Rockwell Elementary School / Main Building	Building Services	Honeywell	5820XL-EVS	NA			
2	10400545	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Lois P. Rockwell Elementary School / Main Building	Main Entrance	Honeywell	EVS-RCU	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10400456	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Lois P. Rockwell Elementary School / Main Building	Instrumental Music Classroom Closet						
2	10400343	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Lois P. Rockwell Elementary School / Main Building	Kitchen						
3	10400416	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Lois P. Rockwell Elementary School / Main Building	Kitchen						
4	10400459	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		Lois P. Rockwell Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
5	10400350	E1030	<b>Foodservice Equipment</b>	Convection Oven, Single		Lois P. Rockwell Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
6	10400330	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Lois P. Rockwell Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58-1-W	8808537	2008		
7	10400442	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Lois P. Rockwell Elementary School / Main Building	Kitchen	Colorpoint	KCPI-5	B92C0352	1992		
8	10400513	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Lois P. Rockwell Elementary School / Main Building	Kitchen	Colorpoint	K60-CFT	B92C0351	1992		
9	10400503	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Lois P. Rockwell Elementary School / Main Building	Kitchen	Colorpoint	KCH2M-CPA	B92B0350	1992		
10	10400381	E1030	<b>Foodservice Equipment</b>	Icemaker, Tabletop		Lois P. Rockwell Elementary School / Main Building	Staff Workroom	Scotsman	MDT5N25A-1J	12021320011983	2012		
11	10400344	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Lois P. Rockwell Elementary School / Main Building	Roof	Trenton Refrigeration	TEZA007H8-HT3D-B	259248317	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10400528	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Lois P. Rockwell Elementary School / Main Building	Roof	Trenton Refrigeration	TEZA020L8-HT3D-F	259357644	2025		
13	10400455	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Lois P. Rockwell Elementary School / Main Building	Kitchen	Trenton Refrigeration	TTM309LE-S2D	259353048	2025		
14	10400491	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Lois P. Rockwell Elementary School / Main Building	Kitchen	Trenton Refrigeration	TTM209MA-S2D	259234354	2025		
15	10400368	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Lois P. Rockwell Elementary School / Main Building	Kitchen	Bally Engineered Structures	3478-3-W	DX107158-02	2010		
16	10400449	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Lois P. Rockwell Elementary School / Main Building	Kitchen	Bally Engineered Structures	3476-3-W	DX107156-0-1	2010		
17	10400434	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Lois P. Rockwell Elementary School / Main Building	Hallways & Common Areas						2