FACILITY CONDITION ASSESSMENT

prepared for

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



Rosemary Hills Elementary School
2111 Porter Road
Silver Spring, MD 20910

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ON SITE DATE:
August 11, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school
Number of Buildings	1
Main Address	2111 Porter Road, Silver Spring, MD 20910
Site Developed	1956 Renovated 1988 Addition 2015
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 11, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The elementary school building was constructed in 1956 and significantly renovated in 1988. A major two-story addition was completed in 2015.

Architectural

The building has masonry construction over a concrete foundation. The roof is a built-up style and is aged but functional. Overall, the exterior envelope systems and components were observed to be performing adequately. Interior finishes are mostly a mix of newly replaced and old VCT, wall paint, and ACT. Some areas will need attention in the coming years.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's HVAC is provided by two boilers, two chillers, and a variety of rooftop packaged units, ductless split systems, and exhaust fans. Some units, especially the exhaust fans, are quite aged and recommended for replacement in the near term. The boilers are past their expected useful life but still functional. The boilers should be budgeted for replacement in the near term. Chillers are newer and approaching mid-life.

The plumbing systems are also a mix of original and replacement. A gas water heater provides domestic hot water throughout. Most restroom fixtures are in fair condition.

Electrical service equipment and systems appear generally adequate. The primary switchboard providing power is nearing the end of its expected lifecycle and will require upgrade in the near term.. A motor control center and a variety of panels are scattered throughout the building. A generator is present on the exterior.

Fire alarm and suppression sprinkler systems are present throughout the facility.

Site

The facility's site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Part of the site perimeter is ringed by chain link fencing. There are playgrounds and sports fields at the rear of the property. Lamp posts provide site lighting.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.684896.

Immediate Needs

Facility/Building	Total Items	Total Cost
Rosemary Hills Elementary School	3	$43,800
Total	**3**	**$43,800**

Rosemary Hills Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9611157	Kitchen	E1030	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	Failed	Performance/Integrity	$4,600
9611167	Throughout Building	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	$36,000
9611148		Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	$3,200
Total (3 items)						**$43,800**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Rosemary Hills Elementary School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2026**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $13,500

$$$$

Lines are becoming faded - AssetCALC ID: 9614176



Interior Door in Poor condition.

Wood, Solid-Core
Main Building Rosemary Hills Elementary School Throughout Building

Uniformat Code: C1030
Recommendation: **Replace in 2027**

Priority Score: **83.7**

Plan Type: Performance/Integrity

Cost Estimate: $84,000

$$$$

Interior doors are generally damaged and aged throughout - AssetCALC ID: 9611210



Foodservice Equipment in Failed condition.

Refrigerator, 2-Door Reach-In
Main Building Rosemary Hills Elementary School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,600

$$$$

Unit is not functional - AssetCALC ID: 9611157



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Rosemary Hills Elementary School

Uniformat Code: Y1050
Recommendation: **Install in 2025**

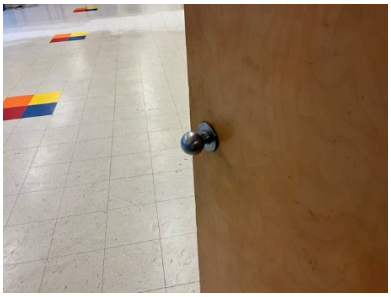
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $3,200

$$$$

Under sink pipe wrap missing - AssetCALC ID: 9611148



ADA Entrances & Doors

Hardware, Lever Handle
Main Building Rosemary Hills Elementary School Throughout Building

Uniformat Code: Y1030
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $36,000

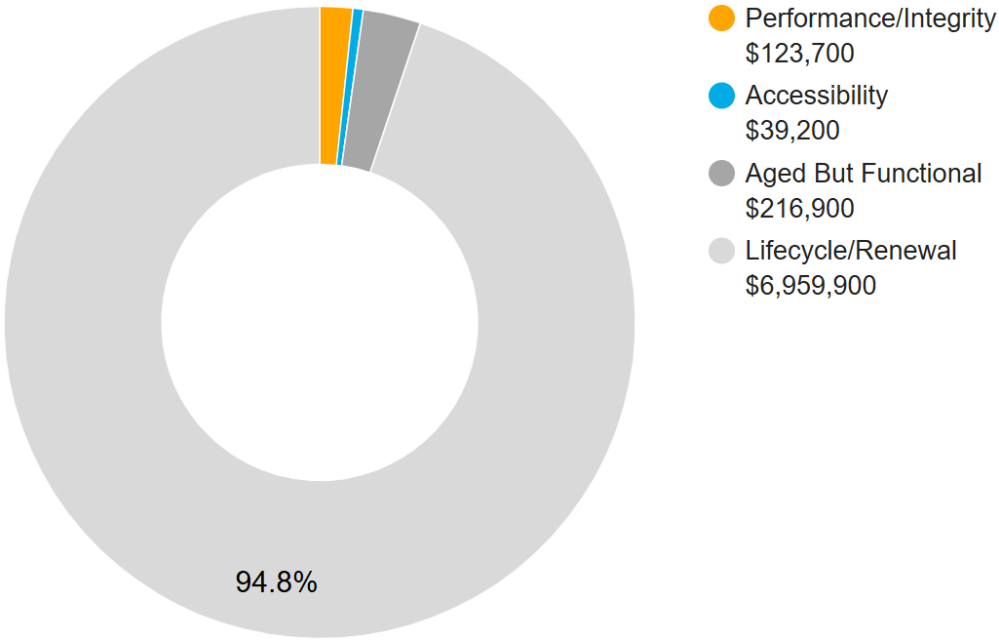
**$$$**$

Doorknob hardware is not ADA compliant - AssetCALC ID: 9611167

Plan Types

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

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



10-YEAR TOTAL: $7,339,700

2. Building Information





Building: Systems Summary		
Address	2111 Porter Road; Silver Spring, MD 20910	
GPS Coordinates	39°00'05.30"N, 77°02'43.12"W	
Constructed/Renovated	1956, 1988, 2015	
Building Area	87,298 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick, CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with garden area Tertiary: Gabled construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board, ACT, exposed structure	Fair
Elevators	Passenger: 1 hydraulic car serving both floors (2015 addition)	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chillers feeding hydronic piping Non-Central System: Packaged units, ductless split-systems	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, CFL Emergency Power: Diesel	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$18,800	$154,300	$497,000	$670,100
Roofing	-	-	$1,049,700	$116,900	-	$1,166,600
Interiors	-	$89,100	$802,400	$127,200	$1,067,400	$2,086,300
Conveying	-	-	$10,400	$76,000	$60,300	$146,700
Plumbing	-	$13,200	$26,600	$836,300	$17,300	$893,400
HVAC	-	$46,700	$506,500	$1,204,200	$531,700	$2,289,100
Fire Protection	-	-	$108,300	-	-	$108,300
Electrical	-	-	$766,500	$352,100	$43,300	$1,162,000
Fire Alarm & Electronic Systems	-	-	$716,200	$19,600	$631,600	$1,367,400
Equipment & Furnishings	$4,600	$15,000	$50,300	$17,000	$61,200	$148,000
Accessibility	$39,200	-	-	-	-	$39,200
TOTALS (3% inflation)	**$43,800**	**$163,900**	**$4,055,900**	**$2,903,700**	**$2,909,900**	**$10,077,200**

3. Site Summary





Site Information		
Site Area	7 acres (estimated)	
Parking Spaces	Around 62 total spaces all in open lots	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Chain link fencing Playgrounds and sports fields Heavily furnished with benches and picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair

Site Information		
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	$48,700	$35,900	$2,500	$87,100
Site Pavement	-	$13,900	-	$16,100	$208,800	$238,900
Site Utilities	-	-	-	$24,600	-	$24,600
TOTALS (3% inflation)	**-**	**$13,900**	**$48,700**	**$76,600**	**$211,400**	**$350,600**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1956	No	No
Rosemary Hills Elementary School	1956 / 1988 /2015	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rosemary Hills Elementary School, 2111 Porter Road, Silver Spring, MD 20910, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

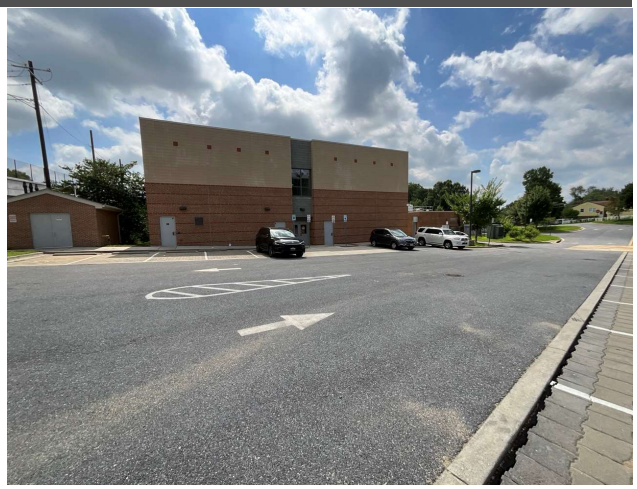
Appendix A: Photographic Record
Appendix B: Site Plan(s)
Appendix C: Pre-Survey Questionnaire(s)
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - TYPICAL CLASSROOM

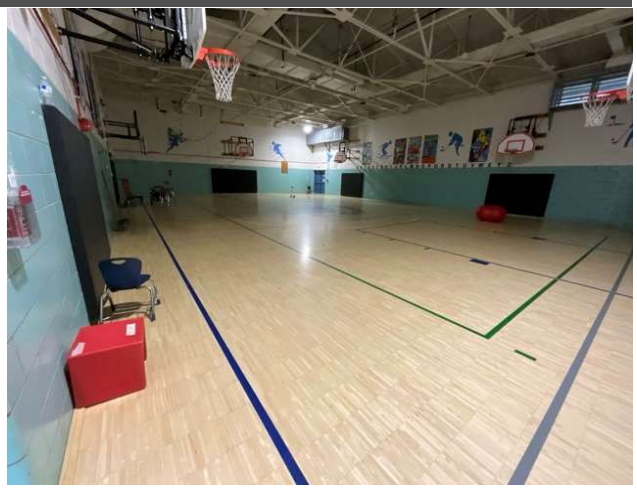


6 - AUDITORIUM

Photographic Overview



7 - HEALTH OFFICE



8 - GYMNASIUM



9 - OFFICES



10 - OFFICES

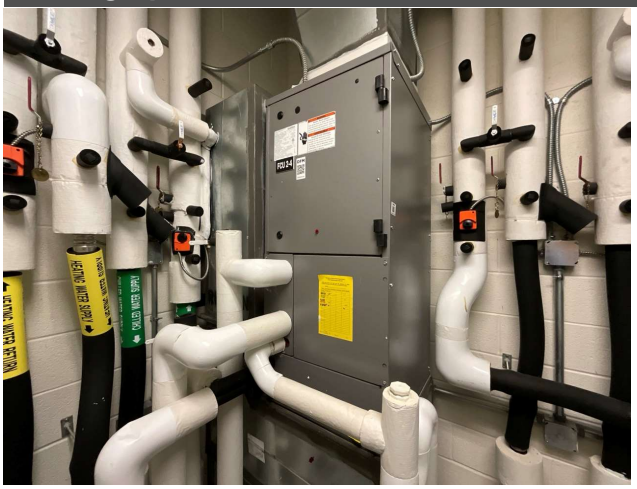


11 - ELEVATOR INTERIOR



12 - BOILER

Photographic Overview



13 - TYPICAL FCU



14 - SWITCHBOARD



15 - FIRE ALARM PANELS



16 - ROOF OVERVIEW



17 - TYPICAL RTU



18 - EXHAUST HOODS

Photographic Overview



19 - COURTYARD



20 - CONCRETE COURTYARD



21 - PLAYGROUND



22 - PICNIC TABLES



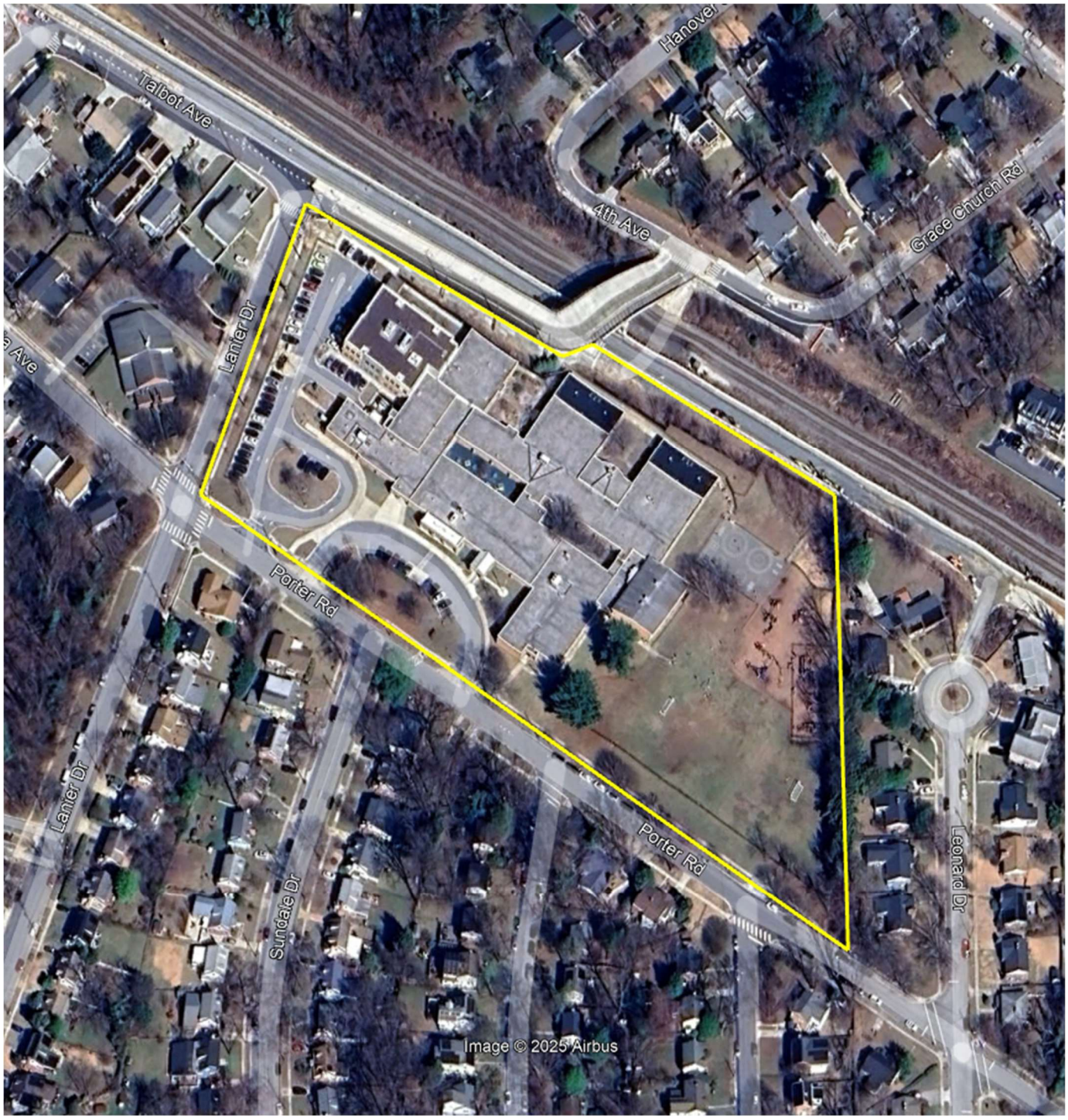
23 - CHILLER



24 - GENERATOR

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-101.354	Rosemary Hills Elementary School
Source	**On-Site Date**
Google	August 11, 2025

BUREAU VERITAS 1828

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rosemary Hills Elementary School

Name of person completing form: Reginald Simpkins

Title / Association w/ property: Building Service Manager

Length of time associated w/ property:

Date Completed: 8/11/2025

Phone Number:

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1956	Renovated: 1988	No lead or asbestos known. Some lights led not all. Currently getting waxed
2	Building size in SF	87,298 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rosemary Hills Elementary School

BV Project Number: 172559.25R000-101.354

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			Elevator
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



PARKING LOT OVERVIEW



ENTRANCE

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



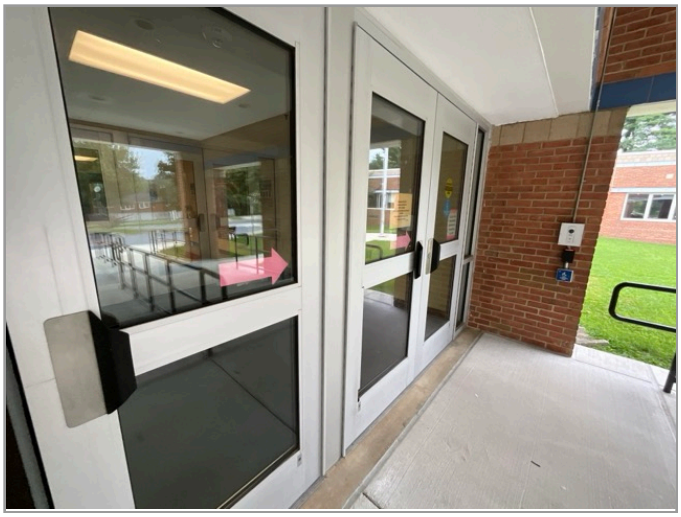
ACCESSIBLE PATH

	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



ACCESSIBLE ENTRANCE



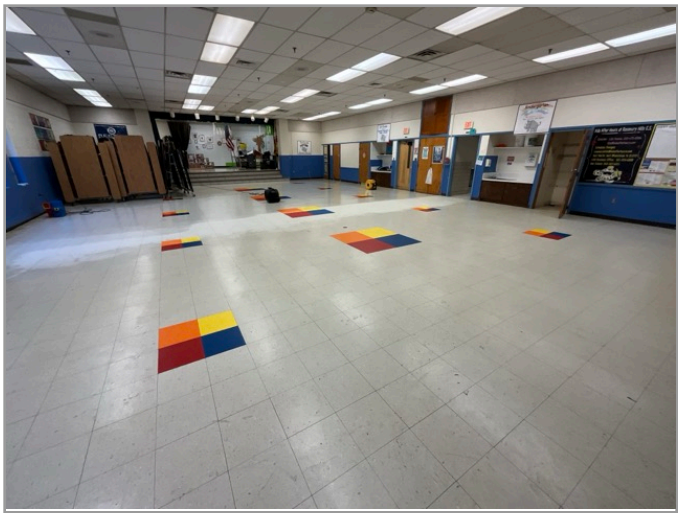
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



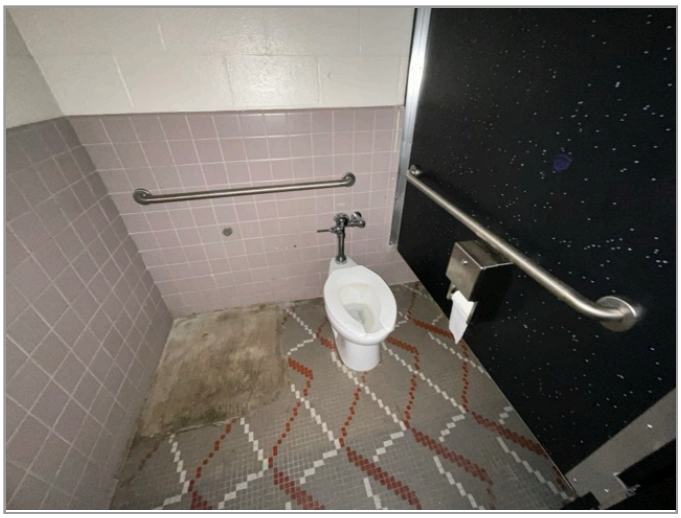
IN-CAB CONTROLS

	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 ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Not covered
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



PLAY AREA

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

Appendix E:
Component Condition Report

Component Condition Report | Rosemary Hills Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Throughout	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab	87,298 SF	25	9700773
B1010	Throughout	Fair	Structural Framing, Masonry (CMU) Bearing Walls	87,298 SF	25	9700774
Roofing						
B3010	East Roof	Fair	Roofing, Sloped	4,300 SF	8	9700667

Component Condition Report | Rosemary Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	5,800 SF	15	9611147
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	30	8	9611202
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	5	9611180
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	8,700 SF	10	9700653
B3010	Roof	Fair	Roofing, Built-Up	64,585 SF	5	9611171
B3060	Roof	Fair	Roof Hatch, Metal	1	5	9611160
Interiors						
C1030	Throughout Building	Poor	Interior Door, Wood, Solid-Core	120	2	9611210
C1070	Office Areas	Good	Suspended Ceilings, Acoustical Tile (ACT)	26,200 SF	21	9611156
C1070	Gymnasium	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	5	9611204
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	52,400 SF	5	9611225
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	113,500 SF	3	9611188
C2010	Office Areas	Good	Wall Finishes, any surface, Prep & Paint	61,100 SF	8	9611242
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	22	9611151
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	500 SF	4	9611199
C2030	Office Areas	Good	Flooring, Vinyl Tile (VCT)	26,200 SF	11	9611172
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	500 SF	25	9611175
C2030	Gymnasium	Fair	Flooring, Wood, Strip	5,000 SF	4	9611246
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	52,400 SF	4	9611207
C2050	Office Areas	Good	Ceiling Finishes, any flat surface, Prep & Paint	4,400 SF	8	9611214
Conveying						
D1010	Building Exterior	Fair	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	2	13	9611234
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	8	9611153
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	9611201
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	8	9611212
Plumbing						
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH)	1	2	9611245
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	7	9611228
D2010	Mechanical Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	7	9611232
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	4	9611187
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	5	9611238

Component Condition Report | Rosemary Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	50	7	9611165
D2010	Throughout Building	Fair	Urinal, Standard	30	10	9611146
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	87,298 SF	7	9611181
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	5	9611166
D2010	Restrooms	Fair	Shower, Valve & Showerhead	1	8	9611184
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	80	10	9611170
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style	1	5	9611218
HVAC						
D3020	Mechanical Room	Fair	Unit Heater, Hydronic	1	5	9611177
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	3	9611154
D3020	Boiler Room	Good	Boiler Supplemental Components, Expansion Tank [ET-1]	1	29	9611243
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC	1	3	9611200
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	11	9611162
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	4	9611174
D3030	Roof	Fair	Split System Ductless, Single Zone [AC-2]	1	5	9611208
D3030	Classrooms	Fair	Unit Ventilator, approx/nominal 3 Ton	20	5	9611206
D3030	Roof	Fair	Chiller, Air-Cooled [COND-1]	1	14	9611150
D3030	Roof	Fair	Split System Ductless, Single Zone	1	7	9611149
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1]	1	2	9611222
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9611189
D3030	Site General	Fair	Chiller, Air-Cooled	1	15	9614177
D3030	Roof	Fair	Split System Ductless, Single Zone [AC-1]	1	3	9611193
D3050	Utility Rooms/Areas	Fair	Fan Coil Unit, Hydronic Terminal	7	13	9611216
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON [RTU-3]	1	9	9611192
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	9611239
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-1]	1	5	9611241
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	9611230
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9611226
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	9611219
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	87,298 SF	8	9611223
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water	1	3	9611182
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	9	9611237
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	87,298 SF	9	9611159
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper	1	7	9611161
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper	10	5	9611215
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF 01]	1	8	9611244
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF 02]	1	8	9611185
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper [EF 03]	1	8	9611231
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	23	5	9611169
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	87,298 SF	5	9611235

Component Condition Report | Rosemary Hills Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS [ATS-1]	1	20	9611190
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS [ATS-2]	1	20	9611236
D5010	Site General	Fair	Generator, Diesel	1	9	9611209
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	4	9611229
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9611176
D5020	Mechanical Room	Fair	Motor Control Center, w/ Main Breaker	1	5	9611221
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	5	9611179
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [LP2(LS)]	1	3	9611191
D5020	Mechanical Room	Good	Secondary Transformer, Dry, Stepdown	1	22	9611198
D5020	Electrical Room 120	Fair	Distribution Panel, 120/208 V	1	5	9611203
D5020	Electrical Room 120	Fair	Secondary Transformer, Dry, Stepdown	1	3	9611211
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9611220
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [LP2(RS)]	1	3	9611233
D5020	Electrical Room	Fair	Switchboard, 120/208 V	1	5	9611158
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	87,298 SF	8	9611224
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	4	5	9611195
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	87,298 SF	5	9611173
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	87,298 SF	5	9611194
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	87,298 SF	12	9611163
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	87,298 SF	5	9611178
D7050	Room 106	Fair	Fire Alarm Panel, Fully Addressable	1	9	9611183
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	87,298 SF	4	9611197
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	2	9611240
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9611196
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	9611213
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	0	9611157
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	9611152
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9611164
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	3	9611217
E1030	Break room	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9611227
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	5	9611186
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9611155
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	7	9611205
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	5	9611168
Accessibility						
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	120	0	9611167
Y1050		NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	40	0	9611148

Component Condition Report | Rosemary Hills Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,000 SF	1	9614176
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	16	9614175
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	5	9614182
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	5	9614181
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	7	9614180
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	500 LF	10	9614183
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	8	5	9614178
G2060	Site	Fair	Park Bench, Precast Concrete	8	8	9614179
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	5	7	9618992

Appendix F:
Replacement Reserves

Replacement Reserves Report

9/8/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Rosemary Hills Elementary School	$0	$0	$0	$0	$0	$0	$0	$0	$33,227	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$33,227**
Rosemary Hills Elementary School / Main Building	$43,800	$0	$163,909	$355,606	$673,386	$3,026,916	$0	$679,001	$1,203,159	$720,485	$301,037	$222,862	$263,903	$345,708	$97,184	$691,114	$24,071	$78,676	$191,268	$894,718	$100,420	**$10,077,223**
Rosemary Hills Elementary School / Site	$0	$13,905	$0	$0	$0	$48,690	$16,120	$36,281	$10,134	$0	$14,111	$18,687	$0	$0	$0	$0	$190,158	$0	$0	$0	$2,529	**$350,614**
Grand Total	**$43,800**	**$13,905**	**$163,909**	**$355,606**	**$673,386**	**$3,075,606**	**$16,120**	**$715,282**	**$1,246,521**	**$720,485**	**$315,148**	**$241,549**	**$263,903**	**$345,708**	**$97,184**	**$691,114**	**$214,228**	**$78,676**	**$191,268**	**$894,718**	**$102,948**	**$10,461,064**

Rosemary Hills Elementary School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B3010	East Roof	9700667	Roofing, Sloped, Replace	40	32	8	4300	SF	$6.10	$26,230									$26,230													**$26,230**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$26,230**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$26,230**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,227**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,227**

Rosemary Hills Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2020	Building Exterior	9611147	Glazing, any type by SF, Replace	30	15	15	5800	SF	$55.00	$319,000																$319,000						**$319,000**
B2050	Building Exterior	9611180	Exterior Door, Steel, Commercial, Replace	40	35	5	4	EA	$4,060.00	$16,240						$16,240																**$16,240**
B2050	Building Exterior	9611202	Exterior Door, Steel, Commercial, Replace	40	32	8	30	EA	$4,060.00	$121,800									$121,800													**$121,800**
B3010	Roof	9611171	Roofing, Built-Up, Replace	25	20	5	64585	SF	$14.00	$904,190						$904,190																**$904,190**
B3010	Roof	9700653	Roofing, Modified Bitumen, Replace	20	10	10	8700	SF	$10.00	$87,000													$87,000									**$87,000**
B3060	Roof	9611160	Roof Hatch, Metal, Replace	30	25	5	1	EA	$1,300.00	$1,300						$1,300																**$1,300**
C1030	Throughout Building	9611210	Interior Door, Wood, Solid-Core, Replace	40	38	2	120	EA	$700.00	$84,000			$84,000																			**$84,000**
C1070	Gymnasium	9611204	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	5000	SF	$3.50	$17,500						$17,500																**$17,500**
C1070	Throughout Building	9611225	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	52400	SF	$3.50	$183,400						$183,400																**$183,400**
C2010	Throughout Building	9611188	Wall Finishes, any surface, Prep & Paint	10	7	3	113500	SF	$1.50	$170,250				$170,250										$170,250								**$340,500**
C2010	Office Areas	9611242	Wall Finishes, any surface, Prep & Paint	10	2	8	61100	SF	$1.50	$91,650									$91,650										$91,650			**$183,300**
C2030	Gymnasium	9611246	Flooring, Wood, Strip, Replace	30	26	4	5000	SF	$15.00	$75,000					$75,000																	**$75,000**
C2030	Throughout Building	9611207	Flooring, Vinyl Tile (VCT), Replace	15	11	4	52400	SF	$5.00	$262,000					$262,000															$262,000		**$524,000**
C2030	Office Areas	9611172	Flooring, Vinyl Tile (VCT), Replace	15	4	11	26200	SF	$5.00	$131,000												$131,000										**$131,000**
C2030	Office Areas	9611199	Flooring, Carpet, Commercial Standard, Replace	10	6	4	500	SF	$7.50	$3,750					$3,750										$3,750							**$7,500**
C2050	Office Areas	9611214	Ceiling Finishes, any flat surface, Prep & Paint	10	2	8	4400	SF	$2.00	$8,800									$8,800										$8,800			**$17,600**
D1010	Elevator Shafts/Utility	9611201	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	$9,000.00	$9,000						$9,000															$9,000	**$18,000**
D1010	Elevator Shafts/Utility	9611153	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	22	8	1	EA	$55,000.00	$55,000									$55,000													**$55,000**
D1010	Elevator Shafts/Utility	9611212	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	$5,000.00	$5,000									$5,000													**$5,000**
D1010	Building Exterior	9611234	Stair Climber Inclined Lift, Wheelchair, per Story, Replace/Install	25	12	13	2	EA	$15,000.00	$30,000															$30,000							**$30,000**
D2010	Mechanical Room	9611245	Water Heater, Gas, Commercial (125 MBH), Replace	20	18	2	1	EA	$12,400.00	$12,400			$12,400																			**$12,400**
D2010	Mechanical Room	9611166	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$1,100.00	$1,100						$1,100																**$1,100**
D2010	Mechanical Room	9611228	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$6,600.00	$6,600								$6,600														**$6,600**
D2010	Throughout Building	9611181	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	87298	SF	$5.00	$436,490								$436,490														**$436,490**
D2010	Commercial Kitchen	9611187	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$1,700.00	$1,700					$1,700																	**$1,700**
D2010	Throughout Building	9611238	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	8	EA	$1,200.00	$9,600						$9,600															$9,600	**$19,200**
D2010	Mechanical Room	9611232	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	28	7	1	EA	$1,400.00	$1,400								$1,400														**$1,400**
D2010	Restrooms	9611165	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	50	EA	$1,700.00	$85,000								$85,000														**$85,000**
D2010	Restrooms	9611184	Shower, Valve & Showerhead, Replace	30	22	8	1	EA	$800.00	$800									$800													**$800**
D2010	Throughout Building	9611146	Urinal, Standard, Replace	30	20	10	30	EA	$1,100.00	$33,000											$33,000											**$33,000**
D2010	Restrooms	9611170	Toilet, Commercial Water Closet, Replace	30	20	10	80	EA	$1,300.00	$104,000											$104,000											**$104,000**
D2060	Mechanical Room	9611218	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	$10,600.00	$10,600						$10,600																**$10,600**
D3020	Mechanical Room	9611154	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$50,800.00	$50,800				$50,800																		**$50,800**
D3020	Mechanical Room	9611200	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$50,800.00	$50,800				$50,800																		**$50,800**
D3020	Mechanical Room	9611177	Unit Heater, Hydronic, Replace	20	15	5	1	EA	$2,900.00	$2,900						$2,900																**$2,900**
D3030	Roof	9611150	Chiller, Air-Cooled, Replace	25	11	14	1	EA	$60,500.00	$60,500															$60,500							**$60,500**
D3030	Site General	9614177	Chiller, Air-Cooled, Replace	25	10	15	1	EA	$120,000.00	$120,000																$120,000						**$120,000**
D3030	Roof	9611222	Heat Pump, Var Refrig Vol (VRV), Replace	15	13	2	1	EA	$44,000.00	$44,000			$44,000														$44,000					**$88,000**
D3030	Roof	9611189	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Roof	9611193	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$3,500.00	$3,500				$3,500															$3,500			**$7,000**
D3030	Roof	9611174	Heat Pump, Var Refrig Vol (VRV), Replace	15	11	4	1	EA	$30,000.00	$30,000					$30,000															$30,000		**$60,000**
D3030	Roof	9611208	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Classrooms	9611206	Unit Ventilator, approx/nominal 3 Ton, Replace	20	15	5	20	EA	$9,000.00	$180,000						$180,000																**$180,000**
D3030	Roof	9611149	Split System Ductless, Single Zone, Replace	15	8	7	1	EA	$4,800.00	$4,800								$4,800														**$4,800**
D3030	Roof	9611162	Heat Pump, Var Refrig Vol (VRV), Replace	15	4	11	1	EA	$30,000.00	$30,000												$30,000										**$30,000**
D3050	Mechanical Room	9611226	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D3050	Mechanical Room	9611182	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**

Replacement Reserves Report

9/8/2025

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
D3050	Throughout Building	9611223	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	32	8	87298	SF	$5.00	$436,490									$436,490													**$436,490**
D3050	Roof	9611241	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	15	5	1	EA	$40,000.00	$40,000						$40,000																**$40,000**
D3050	Roof	9611192	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	11	9	1	EA	$45,000.00	$45,000										$45,000												**$45,000**
D3050	Roof	9611239	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D3050	Roof	9611230	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$25,000.00	$25,000										$25,000												**$25,000**
D3050	Roof	9611237	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$45,000.00	$45,000										$45,000												**$45,000**
D3050	Throughout Building	9611159	HVAC System, Ductwork, Medium Density, Replace	30	21	9	87298	SF	$4.00	$349,192										$349,192												**$349,192**
D3050	Utility Rooms/Areas	9611216	Fan Coil Unit, Hydronic Terminal, Replace	20	7	13	7	EA	$3,840.00	$26,880														$26,880								**$26,880**
D3050	Roof	9611219	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$15,000.00	$15,000																	$15,000					**$15,000**
D3060	Roof	9611215	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	10	EA	$3,000.00	$30,000						$30,000																**$30,000**
D3060	Roof	9611169	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	20	5	23	EA	$1,400.00	$32,200						$32,200																**$32,200**
D3060	Roof	9611161	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	18	7	1	EA	$4,000.00	$4,000								$4,000														**$4,000**
D3060	Roof	9611244	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
D3060	Roof	9611185	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
D3060	Roof	9611231	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
D4010	Throughout Building	9611235	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	87298	SF	$1.07	$93,409						$93,409																**$93,409**
D5010	Site General	9611209	Generator, Diesel, Replace	25	16	9	1	EA	$58,000.00	$58,000										$58,000												**$58,000**
D5010	Mechanical Room	9611190	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	$12,000.00	$12,000																					$12,000	**$12,000**
D5010	Mechanical Room	9611236	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	$12,000.00	$12,000																					$12,000	**$12,000**
D5020	Electrical Room 120	9611211	Secondary Transformer, Dry, Stepdown, Replace	30	27	3	1	EA	$7,600.00	$7,600				$7,600																		**$7,600**
D5020	Electrical Room	9611229	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$7,600.00	$7,600					$7,600																	**$7,600**
D5020	Mechanical Room	9611176	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D5020	Electrical Room	9611179	Switchboard, 120/208 V, Replace	40	35	5	1	EA	$80,000.00	$80,000						$80,000																**$80,000**
D5020	Electrical Room	9611220	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$10,000.00	$10,000						$10,000																**$10,000**
D5020	Electrical Room	9611158	Switchboard, 120/208 V, Replace	40	35	5	1	EA	$80,000.00	$80,000						$80,000																**$80,000**
D5020	Electrical Room	9611191	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$5,300.00	$5,300				$5,300																		**$5,300**
D5020	Electrical Room	9611233	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$5,300.00	$5,300				$5,300																		**$5,300**
D5020	Mechanical Room	9611221	Motor Control Center, w/ Main Breaker, Replace	30	25	5	1	EA	$15,000.00	$15,000						$15,000																**$15,000**
D5020	Electrical Room 120	9611203	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5030	Throughout Building	9611224	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	32	8	87298	SF	$2.50	$218,245									$218,245													**$218,245**
D5040	Building Exterior	9611195	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	4	EA	$400.00	$1,600						$1,600																**$1,600**
D5040	Throughout Building	9611173	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	87298	SF	$5.00	$436,490						$436,490																**$436,490**
D6060	Throughout Building	9611194	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	87298	SF	$1.65	$144,042						$144,042																**$144,042**
D7030	Throughout Building	9611163	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	87298	SF	$2.00	$174,596													$174,596									**$174,596**
D7050	Throughout Building	9611178	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	87298	SF	$3.00	$261,894						$261,894																**$261,894**
D7050	Room 106	9611183	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D8010	Throughout Building	9611197	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	87298	SF	$2.50	$218,245					$218,245														$218,245			**$436,490**
E1030	Kitchen	9611157	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	15	0	1	EA	$4,600.00	$4,600	$4,600															$4,600						**$9,200**
E1030	Kitchen	9611240	Foodservice Equipment, Steamer, Freestanding, Replace	10	8	2	1	EA	$10,500.00	$10,500			$10,500										$10,500									**$21,000**
E1030	Kitchen	9611213	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	$3,600.00	$3,600			$3,600														$3,600					**$7,200**
E1030	Kitchen	9611152	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	9611217	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	12	3	1	EA	$3,600.00	$3,600				$3,600															$3,600			**$7,200**
E1030	Kitchen	9611164	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Break room	9611227	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Commercial Kitchen	9611186	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	25	5	1	EA	$2,500.00	$2,500						$2,500																**$2,500**
E1030	Kitchen	9611196	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	9611155	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1030	Kitchen	9611205	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	8	7	1	EA	$4,600.00	$4,600								$4,600														**$4,600**
E1070	Gymnasium	9611168	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	25	5	6	EA	$3,580.00	$21,480						$21,480																**$21,480**
Y1030	Throughout Building	9611167	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	120	EA	$300.00	$36,000	$36,000																					**$36,000**
Y1050	Main Building	9611148	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	40	EA	$80.00	$3,200	$3,200																					**$3,200**
Totals, Unescalated											**$43,800**	**$0**	**$154,500**	**$325,430**	**$598,295**	**$2,611,045**	**$0**	**$552,090**	**$949,785**	**$552,192**	**$224,000**	**$161,000**	**$185,096**	**$235,410**	**$64,250**	**$443,600**	**$15,000**	**$47,600**	**$112,350**	**$510,245**	**$55,600**	**$7,841,288**
Totals, Escalated (3.0% inflation, compounded annually)											**$43,800**	**$0**	**$163,909**	**$355,606**	**$673,386**	**$3,026,916**	**$0**	**$679,001**	**$1,203,159**	**$720,485**	**$301,037**	**$222,862**	**$263,903**	**$345,708**	**$97,184**	**$691,114**	**$24,071**	**$78,676**	**$191,268**	**$894,718**	**$100,420**	**$10,077,223**

Rosemary Hills Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	9614176	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	30000	SF	$0.45	$13,500		$13,500					$13,500					$13,500					$13,500					**$54,000**
G2020	Site	9614175	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	30000	SF	$3.50	$105,000																$105,000						**$105,000**
G2050	Site	9614182	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	10	5	2	EA	$700.00	$1,400						$1,400														$1,400		**$2,800**
G2050	Site	9614180	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	2	EA	$4,750.00	$9,500								$9,500														**$9,500**

Replacement Reserves Report

9/8/2025

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
G2050	Site	9614181	Play Structure, Multipurpose, Large, Replace	20	15	5	1	EA	$35,000.00	$35,000						$35,000																**$35,000**
G2060	Site	9614178	Picnic Table, Metal Powder-Coated, Replace	20	15	5	8	EA	$700.00	$5,600						$5,600																**$5,600**
G2060	Site	9614179	Park Bench, Precast Concrete, Replace	25	17	8	8	EA	$1,000.00	$8,000									$8,000													**$8,000**
G2060	Site	9614183	Fences & Gates, Fence, Chain Link 6', Replace	40	30	10	500	LF	$21.00	$10,500											$10,500											**$10,500**
G4050	Site	9618992	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	13	7	5	EA	$4,000.00	$20,000								$20,000														**$20,000**
Totals, Unescalated											**$0**	**$13,500**	**$0**	**$0**	**$0**	**$42,000**	**$13,500**	**$29,500**	**$8,000**	**$0**	**$10,500**	**$13,500**	**$0**	**$0**	**$0**	**$0**	**$118,500**	**$0**	**$0**	**$0**	**$1,400**	**$250,400**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$13,905**	**$0**	**$0**	**$0**	**$48,690**	**$16,120**	**$36,281**	**$10,134**	**$0**	**$14,111**	**$18,687**	**$0**	**$0**	**$0**	**$0**	**$190,158**	**$0**	**$0**	**$0**	**$2,529**	**$350,614**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9611212	D1010	**Elevator Controls**	Automatic, 1 Car		Rosemary Hills Elementary School / Main Building	Elevator Shafts/Utility	Inaccessible	Inaccessible	Inaccessible			
2	9611153	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Rosemary Hills Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate			
3	9611234	D1010	**Stair Climber Inclined Lift**	Wheelchair, per Story		Rosemary Hills Elementary School / Main Building	Building Exterior						2

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9611245	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Rosemary Hills Elementary School / Main Building	Mechanical Room	Bradford White	DM80T1993N	GG13712809	1987		
2	9611228	D2010	**Backflow Preventer**	Domestic Water	4 IN	Rosemary Hills Elementary School / Main Building	Mechanical Room	Zurn Wilkins	350AR	NA			
3	9611166	D2010	**Backflow Preventer**	Domestic Water	.75 IN	Rosemary Hills Elementary School / Main Building	Mechanical Room	Watts	LF009M3QT RP	231202			
4	9611218	D2060	**Air Compressor**	Tank-Style	3 HP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Quincy	QHPR5-10	QH510A1151301015			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9611154	D3020	**Boiler**	Gas, HVAC	1674000 MBH	Rosemary Hills Elementary School / Main Building	Mechanical Room	Cleaver-Brooks	CBH. 700-40	L-82600	1987		
2	9611200	D3020	**Boiler**	Gas, HVAC	1674000 MBH	Rosemary Hills Elementary School / Main Building	Mechanical Room	Cleaver-Brooks	CBH 700-40	L-82599	1987		
3	9611177	D3020	**Unit Heater**	Hydronic	144 MBH	Rosemary Hills Elementary School / Main Building	Mechanical Room	Sterling	HS-144	D1401298438001001			
4	9611243	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	176 - 250 GAL	Rosemary Hills Elementary School / Main Building	Boiler Room	Bell & Gossett	NA	286008	2014		
5	9614177	D3030	**Chiller**	Air-Cooled	100 TON	Rosemary Hills Elementary School / Main Building	Site General	Daikin Industries	AGZ100DHSNN-ER10	STNU150200085	2015		
6	9611150	D3030	**Chiller** [COND-1]	Air-Cooled	40 TON	Rosemary Hills Elementary School / Main Building	Roof	Trane	RAUJC404PC1300D000C10	C14F04068	2014		
7	9611162	D3030	**Heat Pump**	Var Refrig Vol (VRV)	6 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	REYQ72XAYDA	2110073419	2021		
8	9611174	D3030	**Heat Pump**	Var Refrig Vol (VRV)	8 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	REYQ96PBYD	Illegible			
9	9611222	D3030	**Heat Pump** [CU-1]	Var Refrig Vol (VRV)	10 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	REYQ96PBYD	Illegible			
10	9611149	D3030	**Split System Ductless**	Single Zone	1.5 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	Illegible			
11	9611189	D3030	**Split System Ductless**	Single Zone	1.5 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	Illegible			
12	9611193	D3030	**Split System Ductless** [AC-1]	Single Zone	1 TON	Rosemary Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA4	33U075448			
13	9611208	D3030	**Split System Ductless** [AC-2]	Single Zone	1.5 TON	Rosemary Hills Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A18NHA4	XU02794A			
14	9611206	D3030	**Unit Ventilator**	approx/nominal 3 Ton	751 - 1250 CFM	Rosemary Hills Elementary School / Main Building	Classrooms						20
15	9611226	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Marathon	254TTDC8026	130264			
16	9611182	D3050	**Pump**	Distribution, HVAC Heating Water	15 HP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Marathon	254TTDC8026	130253			
17	9611216	D3050	**Fan Coil Unit**	Hydronic Terminal	1201 - 1800 CFM	Rosemary Hills Elementary School / Main Building	Utility Rooms/Areas						7
18	9611239	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	16 TON	Rosemary Hills Elementary School / Main Building	Roof	AAON, Inc.	RN-016-3-0-EA09-EJK	201407-BNWM03867	2014		
19	9611230	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12 TON	Rosemary Hills Elementary School / Main Building	Roof	Daikin Industries	0AH012GHGC	FB0U140401774	2014		
20	9611219	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Rosemary Hills Elementary School / Main Building	Roof	AAON, Inc.	RQ-006-3-V-KA09-EJN	202110-AYWF01216	2021		
21	9611241	D3050	**Packaged Unit** [ERU-1]	RTU, Pad or Roof-Mounted	17.5 TON	Rosemary Hills Elementary School / Main Building	Roof	Valent	VPRE-210-25C-40J-C-1 DA	13763196			
22	9611237	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	25 TON	Rosemary Hills Elementary School / Main Building	Roof	AAON, Inc.	RN-025-3-0-EA09-EJJ	201407-BNWR03866	2014		
23	9611192	D3050	**Packaged Unit** [RTU-3]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Rosemary Hills Elementary School / Main Building	Roof	AAON, Inc.	RN-025-3-0-EA09-EIL	201407-8NWR03868	2014		
24	9611169	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	100 - 1000 CFM	Rosemary Hills Elementary School / Main Building	Roof						23
25	9611215	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Rosemary Hills Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			10
26	9611161	D3060	**Exhaust Fan**	Centrifugal, 28" Damper	5001 - 8500 CFM	Rosemary Hills Elementary School / Main Building	Roof	Greenheck	6-103-V6-4-X	14005599			
27	9611244	D3060	**Exhaust Fan** [EF 01]	Centrifugal, 28" Damper	5001 - 8500 CFM	Rosemary Hills Elementary School / Main Building	Roof	Cook	10 ACE 101C17D VF:	43SJ65 150-00/0000701			
28	9611185	D3060	**Exhaust Fan** [EF 02]	Centrifugal, 28" Damper	5001 - 8500 CFM	Rosemary Hills Elementary School / Main Building	Roof	Cook	101 ACE 101C17D0R70VF	1439J65 150-00/000200			
29	9611231	D3060	**Exhaust Fan** [EF 03]	Centrifugal, 28" Damper	5001 - 8500 CFM	Rosemary Hills Elementary School / Main Building	Roof	Cook	01 ACE 101C17D VE	43SU65 50 00/0003401			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9611209	D5010	**Generator**	Diesel	105 KW	Rosemary Hills Elementary School / Main Building	Site General	Marathon	362 CSL 1606	744450-03 18			
2	9611190	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	150 AMP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Asco	NA	1739747-016 RE			
3	9611236	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	150 AMP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Asco	NA	1739747-001 RE			
4	9611229	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA			
5	9611176	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Rosemary Hills Elementary School / Main Building	Mechanical Room	Square D	NA	NA			
6	9611198	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Rosemary Hills Elementary School / Main Building	Mechanical Room	Square D	NA	1040618073			
7	9611211	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Rosemary Hills Elementary School / Main Building	Electrical Room 120	Square D	NA	NA			
8	9611220	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA			
9	9611179	D5020	**Switchboard**	120/208 V	1600 AMP	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA	1987		
10	9611158	D5020	**Switchboard**	120/208 V	1600 AMP	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA	1987		
11	9611203	D5020	**Distribution Panel**	120/208 V	400 AMP	Rosemary Hills Elementary School / Main Building	Electrical Room 120	Square D	NA	NA			
12	9611191	D5020	**Distribution Panel** [LP2(LS)]	277/480 V	400 AMP	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA			
13	9611233	D5020	**Distribution Panel** [LP2(RS)]	277/480 V	400 AMP	Rosemary Hills Elementary School / Main Building	Electrical Room	Square D	NA	NA			
14	9611221	D5020	**Motor Control Center**	w/ Main Breaker	600 AMP	Rosemary Hills Elementary School / Main Building	Mechanical Room	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9611183	D7050	**Fire Alarm Panel**	Fully Addressable		Rosemary Hills Elementary School / Main Building	Room 106						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9611186	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Rosemary Hills Elementary School / Main Building	Commercial Kitchen						
2	9611152	E1030	**Foodservice Equipment**	Convection Oven, Double		Rosemary Hills Elementary School / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	021419CP050T			
3	9611213	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Rosemary Hills Elementary School / Main Building	Kitchen	Low Temp	KCPI-5	187C1639			
4	9611164	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Rosemary Hills Elementary School / Main Building	Kitchen	Traulsen	Inaccessible	Inaccessible			
5	9611217	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Rosemary Hills Elementary School / Main Building	Kitchen	Low Temp	K50-CFT	I87C1638			
6	9611196	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosemary Hills Elementary School / Main Building	Kitchen	Traulsen	G22010	22K00098			
7	9611157	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosemary Hills Elementary School / Main Building	Kitchen	True Manufacturing Co	Inaccessible	Inaccessible			
8	9611227	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosemary Hills Elementary School / Main Building	Break room	Traulsen	G20010	24A00672			
9	9611155	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosemary Hills Elementary School / Main Building	Kitchen	Traulsen	G20010	T33128H18			
10	9611205	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosemary Hills Elementary School / Main Building	Kitchen	Traulsen	ALT226WUT-FHS	T31911G18			
11	9611240	E1030	**Foodservice Equipment**	Steamer, Freestanding		Rosemary Hills Elementary School / Main Building	Kitchen	Low Temp	CH2M-CPA	I87D1637			