

FACILITY CONDITION ASSESSMENT



prepared for

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



Sequoyah Elementary School
17301 Bowie Mill Road
Derwood, MD 20855

PREPARED BY:

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ON SITE DATE:

*January 29-30, 2026 and
March 23, 2026*

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	17301 Bowie Mill Road, Derwood, MD 20855
Site Developed	1990
Outside Occupants / Leased Spaces	None
Date(s) of Visit	January 29 -30, 2026 March 23, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
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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 Sequoyah Elementary School was originally constructed in 1990. The school building currently functions as an elementary school and had its last major improvements in 2020 which included HVAC equipment replacement.

Architectural

The two story building generally appears structurally sound, however, there was one area of concern mentioned by the POC, focused in the south stairwell and the hallway floor at the Media center where cracking was observed. Budgetary amounts to repair the issues have been included in the cost tables and an engineering study has been recommended to investigate cause. The structure is primarily open web steel joists supporting metal deck roof structure and all supported by CMU bearing walls with brick veneer. The main roof is a built-up system as indicated on construction documents. The built-up roof was neither accessed nor photographed due to unsafe conditions posed by snow and ice. The sloping standing seam roofs were also obscured by snow and ice and not photographed on the first visit. A subsequent visit on March 23, 2026 was made where the roof conditions were assessed. Near-term lifecycle replacement of the metal roof and built-up roof is not anticipated.

All exterior walls consist primarily of brick veneer with CMU backup. The interior floor finishes are primarily VCT throughout the school building and are in generally good condition except that the POC has reported water infiltration in classrooms 12,13 and 14 when it rains. A budgetary amount to repair the issue has been included in the cost tables and an architectural study has been recommended to investigate causes. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. Interior wall finishes are primarily painted CMU throughout. Ceiling finishes in the original building are primarily suspended acoustic tile systems and near-term lifecycle replacement is not anticipated since replacement was estimated to coincide with HVAC renovations in 2020. Walls are primarily painted CMU throughout the original building, and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and an air-cooled chiller serving roof mounted packaged units and ERUs throughout the building. The central system also serves unit ventilators and fan coil units in the classrooms, ceiling mounted cabinet heaters in the common areas and unit heaters storage or utility rooms. All mechanical equipment was reportedly replaced in 2020. Rooftop equipment was not assessed individually, on the first visit, due to unsafe conditions caused by snow and ice. A second visit allowed assessment of each piece of equipment. Most of the rooftop HVAC equipment was installed around 2020 and is in good condition. Lifecycle replacement of equipment is not anticipated until late term.

Hot water for plumbing is provided by a gas fired condensing water heater which is in the main mechanical room. Water heater appears to be a relatively recent replacement and is in fair condition. The plumbing infrastructure is estimated to be original to the building and is approaching the end of its useful life and near-term lifecycle replacement is anticipated.

The electrical service is controlled by switchboards and distribution panels in the main electrical room on the first floor. In addition, there are main distribution panels and subpanels in the common hallways throughout the building. A significant portion of the electrical wiring and equipment in conjunction with the HVAC renovation was replaced. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be in good condition having been recently installed in 2020. Lifecycle replacement within the reserve term is not anticipated .

The building has a commercial kitchen. The equipment appears to be mostly recently replaced units and pieces of original equipment. Lifecycle replacement for newer equipment is not anticipated in the near term.

A fully addressable fire alarm system is present with the main fire alarm panel in the main mechanical room. The panel is estimated to be 11 years old and lifecycle replacement is anticipated in the near-term. The building is also protected by an automatic fire suppression system, most of which appears to be original.

Site

The asphalt parking lots are estimated to be the original installation with widespread alligator, longitudinal, and transverse cracking visible and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition although some fading is visible. Visible concrete sidewalk pavement appears in fair condition.

Site lighting is with pole-mounted LED for some fixtures and wall packs. Athletic courts and paving on the east side were not visible due to snow and ice coverage. Playground equipment appeared in fair condition and near-term lifecycle replacement is anticipated.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with structural systems and water infiltration.

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 0.535544

Immediate Needs

There are no immediate needs to report.

Key Findings



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Main Building Sequoyah Elementary School
South Stairwell

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

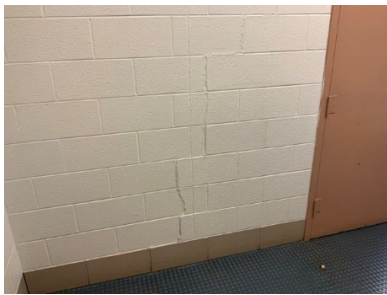
Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$10,000

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POC indicated that there is cracking in the walls of the south stairwell. - AssetCALC ID: 10283428



Exterior Walls in Poor condition.

Concrete Block (CMU)
Main Building Sequoyah Elementary School
Stairwells

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2026**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

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Cracking in stairway walls. - AssetCALC ID: 10265885



Parking Lots in Poor condition.

Pavement, Asphalt
Site Sequoyah Elementary School Site Parking
Areas

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$29,800

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Widespread longitudinal and transverse cracking observed. - AssetCALC ID: 10270045



Recommended Follow-up Study: Building Envelope, Façade

Building Envelope, Façade
Main Building Sequoyah Elementary School

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **72.9**

Plan Type: Environmental

Cost Estimate: \$7,000

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An architectural consultant should be retained to investigate cause of water infiltration through the floor of classrooms 12, 13, and 14 when it rains - AssetCALC ID: 10289824



Pump

Sump, 3 HP
Main Building Sequoyah Elementary School

Uniformat Code: D2030
Recommendation: **Install in 2041**

Priority Score: **58.0**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$4,300

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POC has indicated that there is water infiltration through the floor of classrooms 12, 13, and 14 when it rains -
AssetCALC ID: 10289823



Playground Surfaces

Rubber, Poured-in-Place
Site Sequoyah Elementary School Site
Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2046**

Priority Score: **55.0**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$240,800

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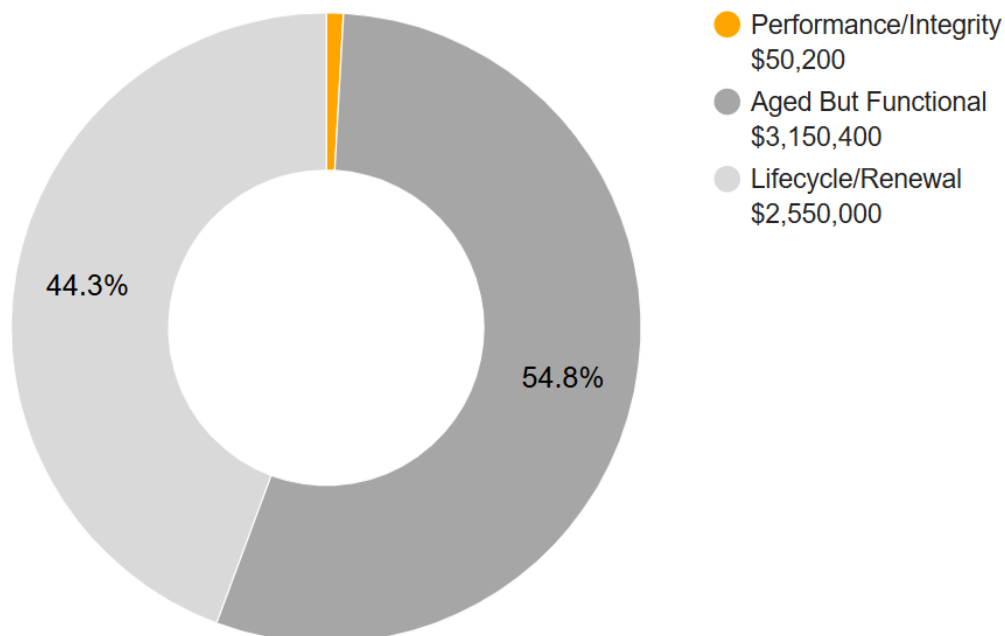
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. - AssetCALC ID: 10270022

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: \$5,750,600

2. Building Information



Main Building: Systems Summary

Address	17301 Bowie Mill Road; Derwood, MD 20855	
GPS Coordinates	39.1392317, -77.1178671	
Constructed/Renovated	1990 / 2020	
Building Area	73080 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with concrete-topped metal decks over concrete pad column footings Masonry bearing walls with metal roof deck supported by open-web steel joists	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable and hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair

Main Building: Systems Summary		
Elevators	Passenger: 1 hydraulic cars serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers feeding units heaters and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps Supplemental components: Suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers.	Fair
Electrical	Source & Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	

Main Building: Systems Summary

Additional Studies	The POC has reported cracking in the floor and exterior wall structure . The exterior CMU wall of the south stairwell and the floor in front of Media Center entrance exhibit visible cracking. A professional engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the exterior wall is also included. The POC has indicated that there is a water infiltration issue in some classrooms. There is water infiltration through the floor of classrooms 12, 13, and 14 when it rains. A professional architect or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the exterior wall is also included.
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Roof coverings; Existing roof surfaces were covered with snow and ice making access dangerous during the first visit. The roof coverings were able to be assessed on a second visit. ▪ Rooftop mounted HVAC equipment: Because of unsafe rooftop conditions HVAC equipment was not accessed during the first visit. A subsequent visit allowed assessment of each piece of equipment.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$2,100	\$719,900	-	-	\$722,000
Roofing	-	-	\$605,200	-	-	\$605,200
Interiors	-	-	\$1,203,800	\$52,800	\$1,409,900	\$2,666,600
Conveying	-	-	\$72,000	-	\$23,600	\$95,600
Plumbing	-	-	\$625,300	\$7,300	\$31,300	\$663,900
HVAC	-	-	\$84,600	\$76,700	\$1,313,800	\$1,475,100
Fire Protection	-	-	\$131,700	-	-	\$131,700
Electrical	-	-	\$402,800	-	\$879,400	\$1,282,200
Fire Alarm & Electronic Systems	-	-	\$427,000	\$197,400	\$443,600	\$1,067,900
Equipment & Furnishings	-	-	\$529,900	\$23,300	\$228,300	\$781,500
Follow-up Studies	-	\$17,500	-	-	-	\$17,500
TOTALS (3% inflation)	-	\$19,600	\$4,802,300	\$357,500	\$4,329,900	\$9,509,300

3. Site Summary



Site Information		
Site Area	19.8 acres (estimated)	
Parking Spaces	153 total spaces all in open lots; 7 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway	Fair

Site Information		
Ancillary Structures	Prefabricated modular buildings	Fair
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	Some of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Playgrounds; limited observation of the surfaces and ground cover due to snow and ice accumulation. ▪ Athletic courts; limited observation of the surfaces and ground cover due to snow and ice accumulation	

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	-	-	-	-	\$18,200	\$18,200
Special Construction & Demo	-	-	\$31,500	-	-	\$31,500
Site Development	-	-	\$186,200	\$5,900	\$163,000	\$355,000
Site Pavement	-	\$30,700	\$271,300	\$45,700	\$348,300	\$695,900
Site Utilities	-	-	-	-	\$42,100	\$42,100
TOTALS (3% inflation)	-	\$30,700	\$489,000	\$51,600	\$571,500	\$1,142,800

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1990	No	No
Main Building	1990	No	No

A prior accessibility survey was performed sometime after 1994. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full.

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 Sequoyah Elementary School, 17301 Bowie Mill Road, Derwood, MD 20855, 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.

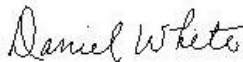
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

Prepared by: Edmund Gabay
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Reviewed by:



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Program Manager
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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



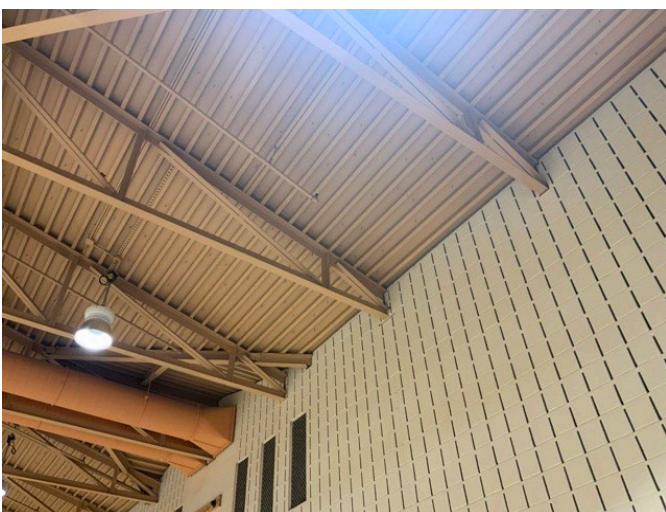
2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW

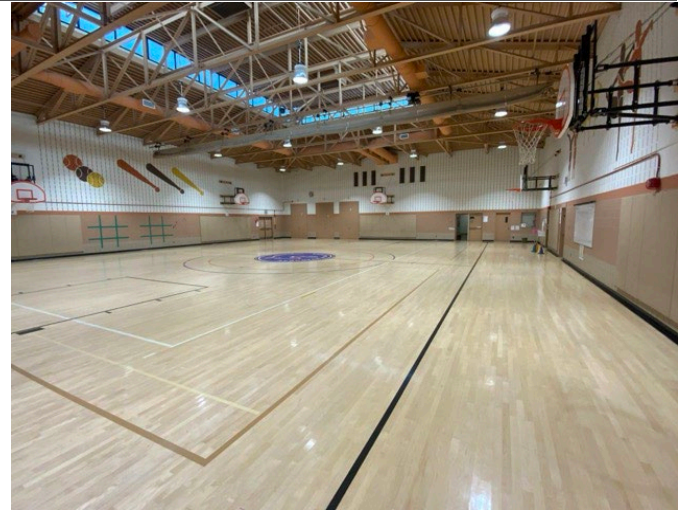


6 - METAL ROOFING

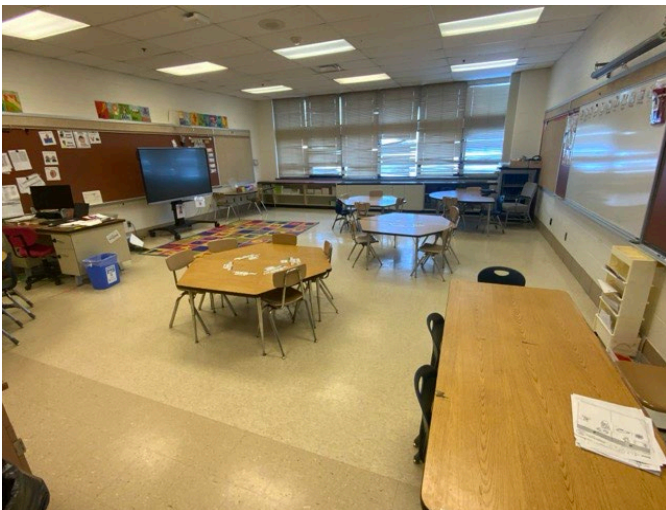
Photographic Overview



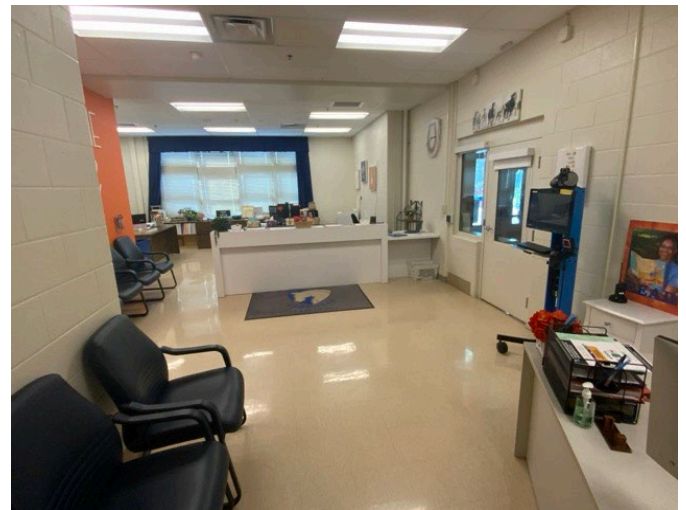
7 - BUILT-UP ROOFING



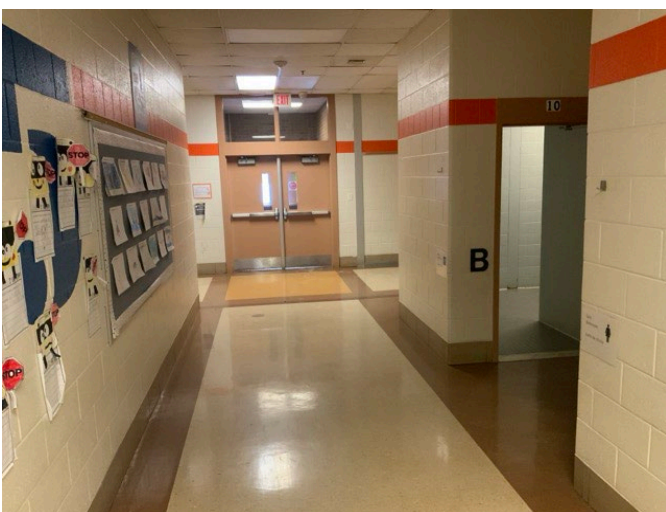
8 - GYMNASIUM OVERVIEW



9 - TYPICAL CLASSROOM



10 - OFFICE AREA OVERVIEW



11 - HALLWAYS & COMMON AREAS



12 - GAS FIRE WATER HEATER

Photographic Overview



13 - CONDENSING BOILER



14 - CEILING MOUNTED UNIT HEATER



15 - AIR COOLED CHILLER



16 - UNIT VENTILLATOR

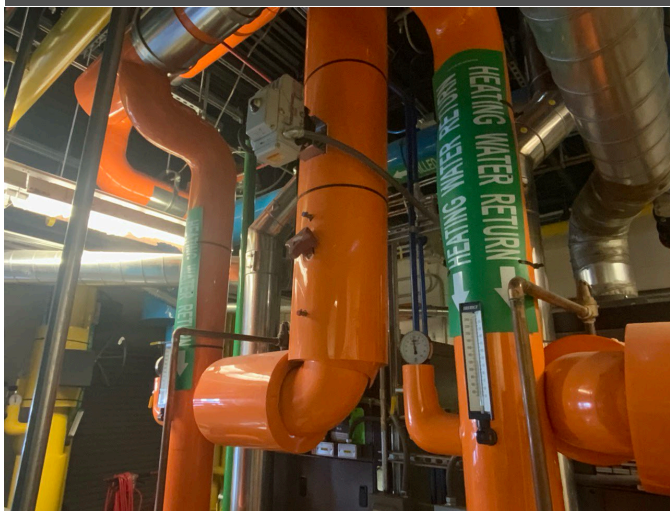


17 - DUCTLESS SPLIT SYSTEM



18 - VRF HEAT PUMP

Photographic Overview



19 - HVAC PIPING



20 - ROOFTOP PACKAGED UNIT



21 - BACKFLOW PREVENTER



22 - FIRE ALARM DEVICES



23 - EMERGENCY GENERATOR

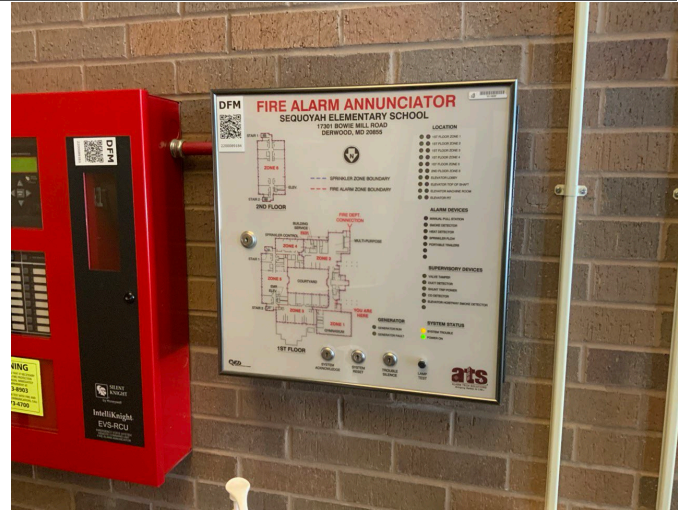


24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - ELECTRICAL SWITCHBOARD



26 - FIRE ALARM SYSTEM



27 - SECURITY/SURVEILLANCE SYSTEM



28 - CENTRAL COURTYARD



29 - ASPHALT PARKING LOT PAVING



30 - ASPHALT PARKING LOT

Photographic Overview



31 - PLAY STRUCTURE



32 - PLAY AREAS

Appendix B:

Site Plan(s)

Site Plan



 	Project Number	Project Name	
	172559.25R000-104.354	Sequoyah Elementary School	
	Source	On-Site Date	
	Google	January 29-30, 2026 and March 23, 2026	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sequoyah Elementary School

Name of person completing form: Ana Vivar

Title / Association w/ property: Building Manager

Length of time associated w/ property: 3 years

Date Completed: January 28, 2026

Phone Number: 301.741.1686

Method of Completion: DURING - verbally completed during assessment

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 1990	Renovated 2020	2020 Hvac units
2	Building size in SF	73,080 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	1990	
		Roof		
		Interiors	2023	Gym floor 2023
		HVAC		
		Electrical	1990	
		Site Pavement	1990	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None reported		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Leaking in classrooms from floor when l r rains		

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?	✗				Cracking of media center floor. Crack in landing of stair way
8	Are there any wall, window, basement or roof leaks?				✗	Water infiltration in classrooms 12,13, 14
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: Sequoyah Elementary School

BV Project Number: 172559.25R000-104.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE 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 ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			✗	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			✗	

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

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 ?	✗			
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		
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?	✗			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	✗			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	✗			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	✗			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	✗			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	✗			

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Throughout Building	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,800 LF	46	10283426
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	73,080 SF	46	10283427
B1010	Building Exterior	Fair	Loading Dock, Concrete	200 SF	40	10270059
Facade						
B2010	Roof	Fair	Rooftop Screen Walls, Aluminum-Framed, HVAC Equipment	1,200 SF	5	10796156
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	22,600 SF	3	10265921
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	1,600 SF	5	10283429
B2010	Stairwells	Poor	Exterior Walls, Concrete Block (CMU), Repair/Repoint	100 SF	1	10265885
B2010	Building Exterior	Fair	Exterior Walls, Aluminum Siding	3,000 SF	5	10796198
B2020	Building Exterior	Fair	Glazing, any type by SF	8,100 SF	4	10265946
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	28	5	10265850
Roofing						
B3010	Roof	Fair	Roofing, Metal	15,409 SF	5	10796181
B3010	Roof	Fair	Roofing, Built-Up	52,155 SF	4	10796150
B3060	Roof	Fair	Roof Hatch, Metal	2	4	10796165
Interiors						
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	80	5	10265842
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	240	5	10265955
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	22	5	10265849
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	20	5	10265969
C1070	Classrooms General	Good	Suspended Ceilings, Acoustical Tile (ACT)	17,400 SF	20	10265894
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	39,600 SF	20	10265938
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28	3	10265951

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	7,300 SF	5	10265973
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	600 SF	10	10265870
C2010	Commercial Kitchen	Fair	Wall Finishes, Ceramic Tile	2,900 SF	5	10265923
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	98,000 SF	5	10265904
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	36,600 SF	5	10265926
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	36,100 SF	4	10265872
C2030	Restrooms	Fair	Flooring, Ceramic Tile	3,500 SF	5	10265880
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	4,200 SF	5	10265945
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	17,400 SF	4	10265905
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	2,100 SF	15	10265928
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,200 SF	8	10265858
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,600 SF	5	10265883
C2050	Multi-Purpose Room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,500 SF	5	10265925
C2050	Restrooms	Fair	Ceiling Finishes, Gypsum Board/Plaster	3,500 SF	15	10265913
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	4	10265917
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	4	10265854
D1010	Elevator Shafts/Utility	Good	Elevator Controls, Automatic, 1 Car	1	15	10265963
Plumbing						
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 4 IN	1	4	10265891
D2010	Restrooms	Fair	Urinal, Standard	9	4	10265915
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	10	10265868
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, 1 HP	1	11	10265970
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	73,080 SF	5	10265967
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	25	3	10265947

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	45	3	10265864
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	47	3	10265953
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	10	10265907
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH), 81 GAL	1	16	10265896
D2030		NA	Pump, Sump, 3 HP, Install	1	16	10289823
HVAC						
D3020	Mechanical Room	Good	Unit Heater, Hydronic, 20 MBH [UH-17]	18	15	10265906
D3020	Mechanical Room	Good	Unit Heater, Hydronic, 8 MBH [UH-23]	1	15	10265950
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 300 GAL	1	33	10265882
D3020	Storage south exterior	Good	Unit Heater, Hydronic, 3 - 5 MBH [UH-02]	1	15	10265855
D3020	Storage Gym Storage	Good	Unit Heater, Hydronic, 8 MBH [UH-10]	1	15	10265959
D3020	Storage Gym Storage	Good	Unit Heater, Hydronic, 10 MBH [UH-12]	1	15	10265860
D3020	Storage north exterior	Good	Unit Heater, Hydronic, 8 MBH [UH-11]	1	15	10265876
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 1500 MBH	1	25	10265845
D3020	Mechanical Room	Good	Unit Heater, Hydronic, 8 MBH [UH-24]	1	15	10265898
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 1400 MBH	1	25	10265936
D3030	Throughout Building	Good	Unit Ventilator, approx/nominal 2 Ton, 500 CFM	40	15	10265866
D3030	Lower Roof	Good	Split System Ductless, Single Zone, 4 TON [CU-3]	1	10	10796209
D3030	Upper Roof	Good	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-3]	1	10	10796194
D3030	Lower Roof	Good	Split System, Condensing Unit/Heat Pump, 4 TON [CU-2]	1	10	10796171
D3030	Upper Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON [HP-1]	1	4	10796214
D3030	Lower Roof	Good	Split System, Condensing Unit/Heat Pump, 2 TON	1	10	10796196
D3030	Modular Building 1383	Good	Heat Pump, Packaged & Wall-Mounted, 3 TON	1	19	10270057
D3030	Modular Building 1382	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON	1	19	10270058
D3030	Lower Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 8 TON [HP-2]	1	4	10796169

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Lower Roof	Good	Split System, Condensing Unit/Heat Pump, 4 TON [CU-1]	1	10	10796206
D3030	Mechanical Room	Good	Chiller, Air-Cooled, 91 TON [CH-1]	1	20	10265901
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	73,080 SF	35	10265887
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [ERU-4]	1	15	10796212
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON	1	15	10796160
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON [RTU-4]	1	15	10796201
D3050	Mechanical Room	Good	Supplemental Components, Air Separator, HVAC, 8 IN	1	10	10265920
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 30 TON [ERU-1]	1	15	10796153
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	73,080 SF	25	10265944
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON [ERU-6]	1	15	10796151
D3050	Lower Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [ERU-3]	1	15	10796184
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 7.5 HP [P-4]	1	20	10265873
D3050	Boiler Room	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-1]	1	15	10796199
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON [ERU-5]	1	15	10796191
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-1]	1	20	10265965
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 7.5 HP [P-3]	1	20	10265893
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-2]	1	20	10265897
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF - 2]	1	15	10796176
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1500 CFM [EF-3]	1	6	10796158
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 250 CFM [EF-4]	1	15	10796174
D3060	Lower Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM	1	15	10796188
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 200 CFM [EF-1]	1	15	10796178
Fire Protection						
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	1	5	10265941
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	1	5	10265884

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D4010	Mechanical Room	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	1	5	10265862	
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	73,080	SF	3	10265918
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	3	10265844	
Electrical							
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS, 150 AMP	1	23	10265910	
D5010	Mechanical Room	Good	Automatic Transfer Switch, ATS, 150 AMP	1	23	10265964	
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 105 KVA	1	20	10265966	
D5020	Mechanical Room	Fair	Switchboard, 120/208 V, 2000 AMP	1	5	10265867	
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [P-3]	1	15	10265878	
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [P-4]	1	15	10265875	
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-1]	1	15	10265916	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	73,080	SF	5	10265940
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-2]	1	15	10265886	
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	73,080	SF	15	10265972
D5040	Building Exterior	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	8	15	10265968	
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	15	10265974	
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	73,080	SF	3	10265902
Fire Alarm & Electronic Systems							
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium/Church	4,000	SF	3	10270060
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	73,080	SF	4	10265932
D7010	Throughout Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	73,080	SF	4	10265874
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	73,080	SF	9	10265931
D7050	Mechanical Room	Fair	Fire Alarm Panel, Fully Addressable	1	5	10265909	
D8010	Mechanical Room	Fair	BAS/HVAC Controls, DDC Control Panel	1	10	10265914	
Equipment & Furnishings							

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	4	10265841
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	10265892
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	14	10265912
E1030	Lower Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	10796163
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	10265848
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	9	10265962
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	14	10265879
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	9	10265952
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	10265954
E1030	Commercial Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	14	10265877
E1030	Multi-Purpose Room	Good	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	12	15	10265861
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	14	10265899
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	4	10265961
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	10265903
E1030	Lower Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	14	10796167
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	10265933
E1030	Roof	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	14	10265888
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	10265929
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed	6	25	10265889
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	10	10265937
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	100 LF	4	10265871
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	1,200 LF	4	10265956
E2010	Library	Fair	Casework, Cabinetry, Standard	20 LF	4	10265927
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	20 LF	4	10265943
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	50 LF	4	10265890

Component Condition Report | Sequoyah Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Follow-up Studies						
P2030		NA	Architectural Study, Building Envelope, Façade, Evaluate/Report	1	0	10289824
P2030	South Stairwell	NA	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	10283428

Component Condition Report | Sequoyah Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Wood, Exterior	300 SF	14	10270035
Special Construction & Demo						
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	1,000 SF	4	10270037
F1020	Site General	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	34	10270026
F1020	Site General	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	34	10270041
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	8,000 SF	1	10270045
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	79,000 SF	4	10270038
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	79,000 SF	3	10270025
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	18,000 SF	15	10270032
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	200 SF	4	10270046
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,600 SF	20	10794412
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,800 SF	3	10270023
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	7,800 SF	3	10270054
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10270043
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	4	10270028
G2050	Site Playground Areas	NA	Playground Surfaces, Rubber, Poured-in-Place	11,000 SF	21	10270022

Component Condition Report | Sequoyah Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	3	10270044
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	5	10270034
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	2,600 SF	3	10794413
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	10270049
Sitework						
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	25	3	10270039
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	10270051
G2060	Site	Fair	Flagpole, Metal	1	4	10270050
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	200 LF	5	10270030
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	300 LF	5	10270031
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	5	10270040
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	20	10283432
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	2	5	10270047
G2060	Site General	Fair	Retaining Wall, Brick/Stone	600 SF	11	10270021
G2060	Courtyard	Good	Park Bench, Wood/Composite/Fiberglass	5	15	10794414
G2060	Site General	Fair	Bike Rack, Fixed 1-5 Bikes	2	5	10270042
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	3	4	10283431
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	6	19	10270036

Appendix F:

Replacement Reserves

Replacement Reserves Report



4/10/2026

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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

Replacement Reserves Report



4/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal																					Deficiency		
											2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Repair Estimate	
D5030	Mechanical Room	10265916	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$8,800.00	\$8,800																	\$8,800						\$8,800
D5030	Mechanical Room	10265886	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$8,800.00	\$8,800																	\$8,800						\$8,800
D5040	Throughout Building	10265902	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	73080	SF	\$0.65	\$47,502				\$47,502											\$47,502								\$95,004
D5040	Throughout Building	10265972	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	73080	SF	\$5.00	\$365,400																	\$365,400						\$365,400
D5040	Building Exterior	10265968	Standard Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	5	15	8	EA	\$250.00	\$2,000																	\$2,000						\$2,000
D5040	Gymnasium	10265974	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	5	15	16	EA	\$1,700.00	\$27,200																	\$27,200						\$27,200
D6030	Multi-Purpose Room	10270060	Sound System, Theater/Auditorium/Church, Replace	20	17	3	4000	SF	\$1.50	\$6,000				\$6,000																			\$6,000
D6060	Throughout Building	10265932	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	73080	SF	\$1.65	\$120,582					\$120,582																		\$120,582
D7010	Throughout Building	10265874	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	11	4	73080	SF	\$3.25	\$237,510					\$237,510																\$237,510		\$475,020
D7030	Throughout Building	10265931	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	73080	SF	\$2.00	\$146,160										\$146,160													\$146,160
D7050	Mechanical Room	10265909	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000															\$15,000		\$30,000
D8010	Mechanical Room	10265914	BAS/HVAC Controls, DDC Control Panel, Replace	15	5	10	1	EA	\$4,980.00	\$4,980											\$4,980												\$4,980
E1030	Commercial Kitchen	10265841	Foodservice Equipment, Sink, 3-Bowl, Replace	30	26	4	1	EA	\$2,500.00	\$2,500						\$2,500																	\$2,500
E1030	Commercial Kitchen	10265961	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	1	EA	\$1,600.00	\$1,600						\$1,600																	\$1,600
E1030	Commercial Kitchen	10265903	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000
E1030	Commercial Kitchen	10265933	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$25,000.00	\$25,000						\$25,000																	\$25,000
E1030	Commercial Kitchen	10265962	Foodservice Equipment, Convection Oven, Single, Replace	10	1	9	1	EA	\$5,600.00	\$5,600											\$5,600									\$5,600			\$11,200
E1030	Commercial Kitchen	10265952	Foodservice Equipment, Convection Oven, Single, Replace	10	1	9	1	EA	\$5,600.00	\$5,600												\$5,600									\$5,600		\$11,200
E1030	Commercial Kitchen	10265892	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$4,700.00	\$4,700																\$4,700							\$4,700
E1030	Commercial Kitchen	10265912	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	1	14	1	EA	\$5,700.00	\$5,700																\$5,700							\$5,700
E1030	Lower Roof	10796163	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$5,030.00	\$5,030																\$5,030							\$5,030
E1030	Commercial Kitchen	10265848	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$4,700.00	\$4,700																\$4,700							\$4,700
E1030	Commercial Kitchen	10265879	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$4,600.00	\$4,600																\$4,600							\$4,600
E1030	Commercial Kitchen	10265954	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$4,700.00	\$4,700																\$4,700							\$4,700
E1030	Commercial Kitchen	10265877	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	1	14	1	EA	\$4,700.00	\$4,700																\$4,700							\$4,700
E1030	Commercial Kitchen	10265899	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	1	14	1	EA	\$4,600.00	\$4,600																\$4,600							\$4,600
E1030	Lower Roof	10796167	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	1	14	1	EA	\$5,030.00	\$5,030																\$5,030							\$5,030
E1030	Roof	10265888	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	1	14	1	EA	\$4,600.00	\$4,600																\$4,600							\$4,600
E1030	Multi-Purpose Room	10265861	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	5	15	12	EA	\$7,000.00	\$84,000																	\$84,000						\$84,000
E1040	Hallways & Common Areas	10265929	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	\$1,500.00	\$3,000						\$3,000											\$3,000						\$6,000
E1070	Stage	10265937	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	500	SF	\$13.00	\$6,500											\$6,500												\$6,500
E2010	Library	10265871	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	100	LF	\$330.00	\$33,000					\$33,000																		\$33,000
E2010	Classrooms General	10265956	Casework, Cabinetry, Standard, Replace	20	16	4	1200	LF	\$300.00	\$360,000					\$360,000																		\$360,000
E2010	Library	10265927	Casework, Cabinetry, Standard, Replace	20	16	4	20	LF	\$300.00	\$6,000					\$6,000																		\$6,000
E2010	Library	10265943	Library Shelving, Double-Faced, up to 90" Height, Replace	20	16	4	20	LF	\$480.00	\$9,600					\$9,600																		\$9,600
E2010	Office Areas	10265890	Casework, Cabinetry, Standard, Replace	20	16	4	50	LF	\$300.00	\$15,000					\$15,000																		\$15,000
P2030	Main Building	10289824	Architectural Study, Building Envelope, Façade, Evaluate/Report	0	35	* 0	1	EA	\$7,000.00	\$7,000		\$7,000																					\$7,000
P2030	South Stairwell	10283428	Engineering Study, Structural, Superstructure, Evaluate/Report	0	35	* 0	1	EA	\$10,000.00	\$10,000		\$10,000																					\$10,000
Totals, Unescalated											\$0	\$19,000	\$0	\$372,834	\$2,096,506	\$1,755,641	\$1,482	\$0	\$31,000	\$157,360	\$82,730	\$3,300	\$0	\$47,502	\$48,360	\$1,432,325	\$16,670	\$0	\$31,000	\$609,180	\$444,700	\$7,149,589	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$19,570	\$0	\$407,405	\$2,359,636	\$2,035,269	\$1,770	\$0	\$39,270	\$205,319	\$111,182	\$4,568	\$0	\$69,758	\$73,149	\$2,231,516	\$26,750	\$0	\$52,775	\$1,068,201	\$803,178	\$9,509,316	

Sequoiah 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
B1080	Site	10270035	Stairs, Wood, Exterior, Replace	15	1	14	300	SF	\$40.00	\$12,000															\$12,000							\$12,000
F1020	Site General	10270037	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30	26	4	1000	SF	\$28.00	\$28,000					\$28,000																	\$28,000
G2020	Site Parking Areas	10270045	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-1	1	8000	SF	\$3.72	\$29,760		\$29,760																				\$29,760
G2020	Site Parking Areas	10270025	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	79000	SF	\$2.60	\$205,400				\$205,400																		\$205,400
G2020	Site Parking Areas	10270038	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	79000	SF	\$0.44	\$35,021					\$35,021				\$35,021						\$35,021				\$35,021			\$140,083
G2030	Site	10270046	Sidewalk, Brick/Masonry Pavers, Replace	30	26	4	200	SF	\$33.00	\$6,600					\$6,600																	\$6,600
G2030	Site Parking Areas	10270032	Sidewalk, Concrete, Large Areas, Replace	50	35	15	18000	SF	\$8.34	\$150,120																\$150,120						\$150,120

Replacement Reserves Report



4/10/2026

Unifor mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Site Playground Areas	10270023	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	22	3	7800	SF	\$3.50	\$27,300				\$27,300																		\$27,300
G2050	Site Playground Areas	10270054	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	7800	SF	\$0.45	\$3,510				\$3,510					\$3,510					\$3,510					\$3,510			\$14,040
G2050	Site Sports Fields & Courts	10270044	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	22	3	4	EA	\$4,750.00	\$19,000				\$19,000																		\$19,000
G2050	Site	10794413	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	2600	SF	\$0.44	\$1,153				\$1,153					\$1,153					\$1,153					\$1,153			\$4,610
G2050	Site Sports Fields & Courts	10270028	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	2	EA	\$5,000.00	\$10,000					\$10,000																	\$10,000
G2050	Site	10794412	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	5	20	2600	SF	\$5.23	\$13,598																				\$13,598		\$13,598
G2050	Site Playground Areas	10270043	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$20,000.00	\$20,000						\$20,000																\$20,000
G2050	Site Playground Areas	10270034	Play Structure, Multipurpose, Small, Replace	20	15	5	1	EA	\$10,000.00	\$10,000						\$10,000																\$10,000
G2050	Site Playground Areas	10270049	Play Structure, Multipurpose, Medium, Replace	20	15	5	1	EA	\$19,400.00	\$19,400						\$19,400																\$19,400
G2060	Site General	10270030	Fences & Gates, Fence, Chain Link 6', Replace	40	35	5	200	LF	\$21.00	\$4,200						\$4,200																\$4,200
G2060	Site General	10270031	Fences & Gates, Fence, Chain Link 4', Replace	40	35	5	300	LF	\$18.00	\$5,400						\$5,400																\$5,400
G2060	Site	10270040	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	\$600.00	\$600						\$600																\$600
G2060	Site General	10270047	Park Bench, Metal Powder-Coated, Replace	20	15	5	2	EA	\$700.00	\$1,400						\$1,400																\$1,400
G2060	Site General	10270042	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	2	EA	\$600.00	\$1,200						\$1,200																\$1,200
G2060	Courtyard	10794414	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	5	EA	\$781.50	\$3,908																\$3,908						\$3,908
G2060	Site	10283432	Picnic Table, Metal Powder-Coated, Replace	20	0	20	1	EA	\$700.00	\$700																				\$700		\$700
G2060	Site General	10270039	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	25	EA	\$1,500.00	\$37,500				\$37,500																		\$37,500
G2060	Site General	10270051	Signage, Property, Building or Pole-Mounted, Replace/Install	20	17	3	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500
G2060	Site	10270050	Flagpole, Metal, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																	\$2,500
G2060	Site	10283431	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	16	4	3	EA	\$500.00	\$1,500					\$1,500																	\$1,500
G2060	Site General	10270021	Retaining Wall, Brick/Stone, Replace	40	29	11	600	SF	\$140.00	\$84,000											\$84,000											\$84,000
G4050	Site Parking Areas	10270036	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	1	19	6	EA	\$4,000.00	\$24,000																				\$24,000		\$24,000
Totals, Unescalated											\$0	\$29,760	\$0	\$295,363	\$83,621	\$62,200	\$0	\$0	\$4,663	\$35,021	\$0	\$84,000	\$0	\$4,663	\$47,021	\$154,028	\$0	\$0	\$4,663	\$59,021	\$14,298	\$878,319
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$30,653	\$0	\$322,751	\$94,116	\$72,107	\$0	\$0	\$5,906	\$45,694	\$0	\$116,276	\$0	\$6,847	\$71,123	\$239,970	\$0	\$0	\$7,938	\$103,493	\$25,824	\$1,142,697

* 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	10265963	D1010	Elevator Controls	Automatic, 1 Car		Sequoyah Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	147422	158678	2020		
2	10265917	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Sequoyah Elementary School / Main Building	Elevator Shafts/Utility	Dover Elevators	EP-60-15	E-B0173	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10265970	D2010	Pump	Circulation, Domestic Water	1 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Bell & Gossett	PL-36B	1BL003LF	2021		
2	10265896	D2010	Water Heater	Gas, Commercial (125 MBH)	81 GAL	Sequoyah Elementary School / Main Building	Mechanical Room	Stage	SBD-81-199NE 118	2105123010603	2021		
3	10265891	D2010	Backflow Preventer	Domestic Water	4 IN	Sequoyah Elementary School / Main Building	Mechanical Room	NIBCO	40194	No dataplate	1990		
4	10289823	D2030	Pump	Sump, 3 HP		Sequoyah Elementary School / Main Building					2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10265845	D3020	Boiler	Gas, HVAC	1500 MBH	Sequoyah Elementary School / Main Building	Mechanical Room	Fulton	EDR-1500	6643-HFTC	2020		
2	10265936	D3020	Boiler	Gas, HVAC	1400 MBH	Sequoyah Elementary School / Main Building	Mechanical Room	Fulton	EDR-1500	6638-HFTC	2020		
3	10265855	D3020	Unit Heater [UH-02]	Hydronic	3 - 5 MBH	Sequoyah Elementary School / Main Building	Storage south exterior	Rittling	Inaccessible	Inaccessible	2020		
4	10265959	D3020	Unit Heater [UH-10]	Hydronic	8 MBH	Sequoyah Elementary School / Main Building	Storage Gym Storage	Rittling	Inaccessible	Inaccessible	2020		
5	10265876	D3020	Unit Heater [UH-11]	Hydronic	8 MBH	Sequoyah Elementary School / Main Building	Storage north exterior	Rittling	Inaccessible	Inaccessible	2020		
6	10265860	D3020	Unit Heater [UH-12]	Hydronic	10 MBH	Sequoyah Elementary School / Main Building	Storage Gym Storage	Rittling	Inaccessible	Inaccessible	2020		
7	10265906	D3020	Unit Heater [UH-17]	Hydronic	20 MBH	Sequoyah Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2020		18
8	10265950	D3020	Unit Heater [UH-23]	Hydronic	8 MBH	Sequoyah Elementary School / Main Building	Mechanical Room	Rittling	Inaccessible	Inaccessible	2020		
9	10265898	D3020	Unit Heater [UH-24]	Hydronic	8 MBH	Sequoyah Elementary School / Main Building	Mechanical Room	Rittling	Inaccessible	Inaccessible	2020		
10	10265882	D3020	Boiler Supplemental Components	Expansion Tank	300 GAL	Sequoyah Elementary School / Main Building	Mechanical Room	Bell & Gossett	B300	381960	2018		
11	10265901	D3030	Chiller [CH-1]	Air-Cooled	91 TON	Sequoyah Elementary School / Main Building	Mechanical Room	Daikin Industries	AGZ091 EDHEMNNOO	STNU200400091	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10270057	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Sequoyah Elementary School / Main Building	Modular Building 1383	Bard Manufacturing Company	4251DA10RMXXXE	391F244205799-62	2024		
13	10270058	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Sequoyah Elementary School / Main Building	Modular Building 1382	Bard Manufacturing Company	4251DA10RMXXXE	391F244205792-02	2024		
14	10796214	D3030	Heat Pump [HP-1]	Var Refrig Vol (VRV)	10 TON	Sequoyah Elementary School / Main Building	Upper Roof	Daikin Industries	REYQ120XATJA	2010151767	2010		
15	10796169	D3030	Heat Pump [HP-2]	Var Refrig Vol (VRV)	8 TON	Sequoyah Elementary School / Main Building	Lower Roof	Daikin Industries	REYQ96XATJA	2010120716	2010		
16	10796194	D3030	Heat Pump [HP-3]	Var Refrig Vol (VRV)	8 TON	Sequoyah Elementary School / Main Building	Upper Roof	Daikin Industries	REYQ96XATJA	2006164730	2020		
17	10796196	D3030	Split System	Condensing Unit/Heat Pump	2 TON	Sequoyah Elementary School / Main Building	Lower Roof	Daikin Industries	DX16TC0241CB	1905191675	2020		
18	10796206	D3030	Split System [CU-1]	Condensing Unit/Heat Pump	4 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	CFA-030-C-A-8-DC00K	202009-CNCS08576	2020		
19	10796171	D3030	Split System [CU-2]	Condensing Unit/Heat Pump	4 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	CFA-030-C-A-8-DC00K	202009-CNCS08577	2020		
20	10796209	D3030	Split System Ductless [CU-3]	Single Zone	4 TON	Sequoyah Elementary School / Main Building	Lower Roof	Daikin Industries	RX09NMVJU	G020319	2020		
21	10265866	D3030	Unit Ventilator	approx/nominal 2 Ton	500 CFM	Sequoyah Elementary School / Main Building	Throughout Building				2020		40
22	10265965	D3050	Pump [P-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Baldor Reliance	1207871915-000010	X2004M74512	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10265897	D3050	Pump [P-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Baldor Reliance	1207871915-000010	X2004M74513	2020		
24	10265893	D3050	Pump [P-3]	Distribution, HVAC Heating Water	7.5 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Baldor Reliance	1207871915-000020	X2004M745	2020		
25	10265873	D3050	Pump [P-4]	Distribution, HVAC Heating Water	7.5 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Baldor Reliance	1207871915-900020	X2004M74515	2020		
26	10796160	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	7 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON	RN-007-8-0-EA09-EJJ	202009-ANWG08249	2020		
27	10796153	D3050	Packaged Unit [ERU-1]	RTU, Pad or Roof-Mounted	30 TON	Sequoyah Elementary School / Main Building	Upper Roof	AAON, Inc.	RN-030-8-0-EA09-EJN	202004-BNWT07827	2020		
28	10796184	D3050	Packaged Unit [ERU-3]	RTU, Pad or Roof-Mounted	4 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	RQ-004-8-V-EA09-EJN	202009-AYWD01109	2020		
29	10796212	D3050	Packaged Unit [ERU-4]	RTU, Pad or Roof-Mounted	5 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	RQ-005-8-V-EA09-EJN	202009-AYWE01110	2020		
30	10796191	D3050	Packaged Unit [ERU-5]	RTU, Pad or Roof-Mounted	11 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-011-8-0-EA09-EJL	202003-ANWZ07825	2020		
31	10796151	D3050	Packaged Unit [ERU-6]	RTU, Pad or Roof-Mounted	8 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-008-8-0-EA09-EJL	202004-ANWH07826	2020		
32	10796199	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	10 TON	Sequoyah Elementary School / Main Building	Boiler Room	AAON, Inc.	RN-010-8-0-EA09-000	202009-ANCJ17716	2020		
33	10796201	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	7 TON	Sequoyah Elementary School / Main Building	Lower Roof	AAON, Inc.	RN-007-8-0-EA09-000	202004-ANCG17074	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10796188	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1500 CFM	Sequoyah Elementary School / Main Building	Lower Roof	Greenheck	EL 58-071-4X-QD-R3	04-13472	2020		
35	10796176	D3060	Exhaust Fan [EF - 2]	Roof or Wall-Mounted, 10" Damper	250 CFM	Sequoyah Elementary School / Main Building	Lower Roof	Greenheck	6-070-WG-X	16917601	2020		
36	10796178	D3060	Exhaust Fan [EF- 1]	Roof or Wall-Mounted, 10" Damper	200 CFM	Sequoyah Elementary School / Main Building	Roof	Greenheck	6-070-VG-X	16917600	2020		
37	10796158	D3060	Exhaust Fan [EF- 3]	Roof or Wall-Mounted, 12" Damper	1500 CFM	Sequoyah Elementary School / Main Building	Lower Roof	Greenheck	G-123-V6-5-X	16917599 2011	2011		
38	10796174	D3060	Exhaust Fan [EF- 4]	Roof or Wall-Mounted, 10" Damper	250 CFM	Sequoyah Elementary School / Main Building	Lower Roof	Greenheck	6-065-DGEX-QD	04E22780	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10265844	D4010	Backflow Preventer	Fire Suppression	6 IN	Sequoyah Elementary School / Main Building	Mechanical Room	Watts	703	243622	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10265966	D5010	Generator	Gas or Gasoline	105 KVA	Sequoyah Elementary School / Main Building	Building Exterior	Marathon	362PSL1606	MT-0111674-0721	2020		
2	10265910	D5010	Automatic Transfer Switch	ATS	150 AMP	Sequoyah Elementary School / Main Building	Mechanical Room	ASCO	D0SATSA30150CG0C	2300286-004 RE	2023		
3	10265964	D5010	Automatic Transfer Switch	ATS	150 AMP	Sequoyah Elementary School / Main Building	Mechanical Room	ASCO	DOSA TSA 30150CGOC	2300286-003 RE	2023		
4	10265867	D5020	Switchboard	120/208 V	2000 AMP	Sequoyah Elementary School / Main Building	Mechanical Room	Cutler-Hammer	FC420T	4PF2334936	1990		
5	10265916	D5030	Variable Frequency Drive [P-1]	VFD, by HP of Motor	15 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Eaton	EHB 046 1A 1JT0E00000	SLY1081328-001	2020		
6	10265886	D5030	Variable Frequency Drive [P-2]	VFD, by HP of Motor	15 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Eaton	EHB 046 1A 1JT0E00000	:SLY1081328-001	2020		
7	10265878	D5030	Variable Frequency Drive [P-3]	VFD, by HP of Motor	7.5 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Eaton	EHB 0241A 1JT0E00000	SLY1100055-001	2020		
8	10265875	D5030	Variable Frequency Drive [P-4]	VFD, by HP of Motor	7.5 HP	Sequoyah Elementary School / Main Building	Mechanical Room	Eaton	EHB0241A1JT0E00000	SLY1100055-001	2020		
9	10265974	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Sequoyah Elementary School / Main Building	Gymnasium				2020		16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10265909	D7050	Fire Alarm Panel	Fully Addressable		Sequoyah Elementary School / Main Building	Mechanical Room	Honeywell	EVS-50W	NA	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	10265914	D8010	BAS/HVAC Controls	DDC Control Panel		Sequoyah Elementary School / Main Building	Mechanical Room				2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10265962	E1030	Foodservice Equipment	Convection Oven, Single		Sequoyah Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	011624CPB-00000000000000000003	2024		
2	10265952	E1030	Foodservice Equipment	Convection Oven, Single		Sequoyah Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	011824CPT-00000000000000000002	2024		
3	10265912	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Sequoyah Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2024		
4	10265892	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Sequoyah Elementary School / Main Building	Commercial Kitchen				2024		
5	10265848	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Sequoyah Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate	2024		
6	10265954	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Sequoyah Elementary School / Main Building	Commercial Kitchen	Delfield	KCS-30	2405820100658	2024		
7	10265877	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Sequoyah Elementary School / Main Building	Commercial Kitchen	Delfield	KC -50 -NU	2405820100657	2024		
8	10265899	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Sequoyah Elementary School / Main Building	Commercial Kitchen	Delfield	NFACP -12	2405820100659	2024		
9	10265961	E1030	Foodservice Equipment	Sink, 1-Bowl		Sequoyah Elementary School / Main Building	Commercial Kitchen				1990		
10	10265841	E1030	Foodservice Equipment	Sink, 3-Bowl		Sequoyah Elementary School / Main Building	Commercial Kitchen				1990		
11	10265888	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Sequoyah Elementary School / Main Building	Roof	BOHN	IntelliGen	Illegible	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10796163	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Sequoyah Elementary School / Main Building	Lower Roof	Heatcraft	BCH0008MCACZC0753	T24E09541	2024		
13	10796167	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Sequoyah Elementary School / Main Building	Lower Roof	Heatcraft	BCH0045LCBCZC0753	T24E09542	2024		
14	10265879	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Sequoyah Elementary School / Main Building	Commercial Kitchen	BOHN	intelliGen	21943901 Rev "A"	2024		
15	10265933	E1030	Foodservice Equipment	Walk-In, Freezer		Sequoyah Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	3683.5-3-P.W.A	DX2402351-02	1990		
16	10265903	E1030	Foodservice Equipment	Walk-In, Refrigerator		Sequoyah Elementary School / Main Building	Commercial Kitchen	Bally Engineered Structures	DX2402351-01	DX2402351-01	1990		
17	10265929	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Sequoyah Elementary School / Main Building	Hallways & Common Areas				2020		2