



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Seven Locks Elementary School
9500 Seven Locks Road
Bethesda, MD 20817

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BV PROJECT #:

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DATE OF REPORT:

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ON SITE DATE:

December 1, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	9500 Seven Locks Road, Bethesda, MD 20817
Site Developed	1964 Renovated 2012
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 1, 2025
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Brian Pomphrey
Assessment & Report Prepared By	William Hunt
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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 facility was built in 1964 and significantly modernized in 2012 through construction of a new building to replace the smaller original structure to support larger student population for the local community.

Architectural

The facility's roof membranes are becoming old and will be recommended for replacement in the coming years, although no major leaking issues were reported. The exterior finishes are generally functioning adequately. A significant amount of the VCT flooring is very old and has been repaired with scattered patch jobs. This is recommended for short term replacement to match the other VCT that was replaced recently. Apart from this, interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC equipment has received as-needed upgrades since the building's initial construction, resulting in a range of equipment ages. The rooftop units are generally functioning as expected and no major issues were reported. The HVAC systems and BMS controls were reported to generally provide adequate heating, cooling, and ventilation throughout the facility.

The plumbing systems are also a mix of original and replacement equipment, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. No significant leaks or pressure issues were reported.

A 2000A switchboard provides power throughout. Electrical service equipment and systems appear generally adequate. However, the lighting on the exterior is not bright enough at night. The lighting does not adequately illuminate the exterior of the school or the doorways.

A fire alarm panel and sprinkler system are present throughout.

Site

The asphalt parking pavement, especially on the right-front side of the school has faded striping and cracks showing. It will need a seal and stripe in the near future. The basketball court area has issues with water ponding. This should be leveled to prevent water from gathering toward the middle of the play area. In addition, there is chain-link fencing and pole lighting around the site.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the MDCl 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 0.426039.

Immediate Needs

There are no immediate needs to report.

Key Findings



Piping & Valves in Poor Condition.

Priority Score: **85.9**

Insulation, HVAC Chilled Water
Main Building Seven Locks Elementary School
Walk-in Condenser

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

Uniformat Code: D3050
Recommendation: **Replace in 2026**

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Unit piping has freezing potential due to insufficient insulation - AssetCALC ID: 10054132



Parking Lots in Poor Condition.

Priority Score: **84.9**

Pavement, Asphalt
Site Seven Locks Elementary School Site

Plan Type:
Performance/Integrity

Cost Estimate: \$22,500

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

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The striping is fading significantly and there are cracks - AssetCALC ID: 10054161



Athletic Surfaces & Courts in Poor Condition.

Priority Score: **82.9**

Basketball/General, Asphalt Pavement
Site Seven Locks Elementary School
Basketball courts

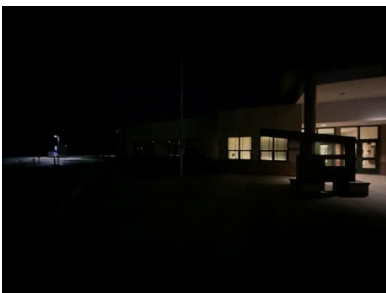
Plan Type:
Performance/Integrity

Cost Estimate: \$32,500

Uniformat Code: G2050
Recommendation: **Repair/Replace in 2026**

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The basketball courts accrue water with ponding. These should be leveled to allow proper dispersion of water. This could not be photographed due to the children playing on the pavement. - AssetCALC ID: 10073937



Exterior Light in Poor Condition.

Priority Score: **81.9**

Any type, with LED Replacement
Main Building Seven Locks Elementary School
Building Exterior

Plan Type:
Performance/Integrity

Cost Estimate: \$8,000

Uniformat Code: D5040
Recommendation: **Replace in 2026**

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Exterior lights are not present around the exterior of most of the property. It was reported as an issue for children having light at night and for nighttime cleaning. - AssetCALC ID: 10054191



Flooring in Poor Condition.

Vinyl Tile (VCT)
Main Building Seven Locks Elementary School
Classrooms General

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$100,000

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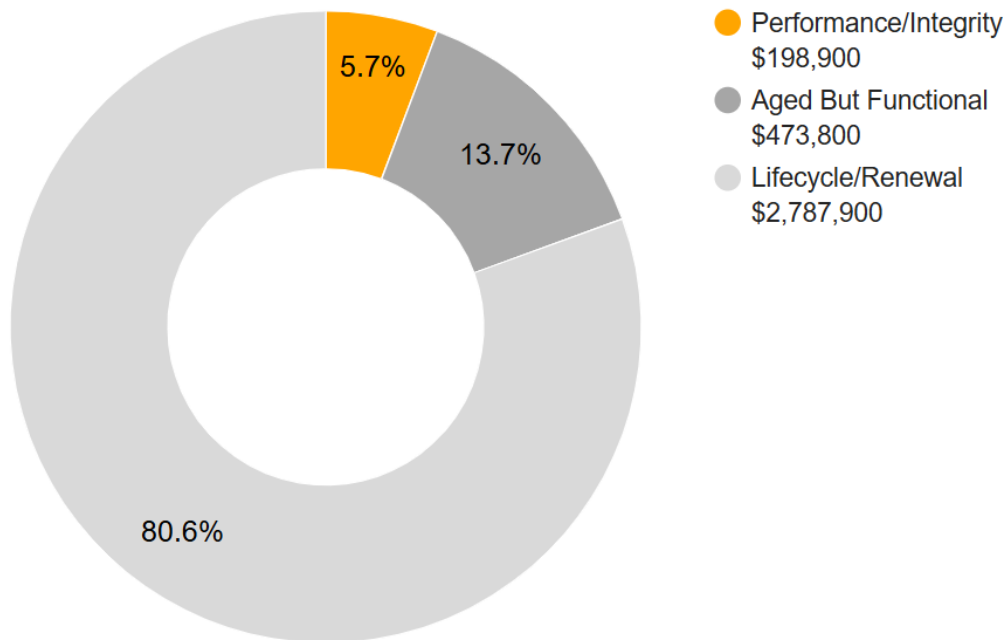
Classroom VCT throughout is uneven and has had many spot replacements - AssetCALC ID: 10054135

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 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: \$3,460,600

2. Building Information



Main Building: Systems Summary

Address	9500 Seven Locks Road, Bethesda, MD 20817	
GPS Coordinates	39°00'46.17"N 77°09'41.59"W	
Constructed/Renovated	1964 / 2012	
Building Area	66,915 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Stone veneer Secondary Wall Finish: CMU Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: VCT, carpet, ceramic tile, quarry tile Ceilings: ACT, exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply piping and waste & ventilation piping Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Rooftop units with geothermal heat pumps providing conditioned air throughout. Scattered mini-split units	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, and strobes	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$35,300	\$483,600	\$519,000
Roofing	-	-	-	\$405,900	-	\$405,900
Interiors	-	\$106,100	\$384,800	-	\$1,143,500	\$1,634,300
Conveying	-	-	\$10,400	\$6,100	\$107,200	\$123,700
Plumbing	-	-	-	\$7,200	\$247,800	\$255,000
HVAC	-	\$1,000	\$50,800	\$258,100	\$626,800	\$936,700
Fire Protection	-	-	-	\$88,100	\$17,900	\$105,900
Electrical	-	\$8,200	-	\$473,000	\$118,900	\$600,200
Fire Alarm & Electronic Systems	-	-	\$345,400	\$382,700	\$538,200	\$1,266,300
Equipment & Furnishings	-	-	\$103,900	\$5,500	\$89,300	\$198,800
Site Utilities	-	-	-	-	-	-
TOTALS (3% inflation)	-	\$115,400	\$895,400	\$1,661,800	\$3,373,200	\$6,045,800

3. Site Summary



Site Information		
Site Area	9.9 acres	
Parking Spaces	Approximately 85 total spaces all in open lots; around 4 of which appear to be accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Poor
Site Development	Building-mounted signage; chain link fencing Playgrounds and asphalt courts Scattered park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

Site Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	-	\$122,600	\$122,600
Site Development	-	\$33,500	\$8,700	\$98,400	\$36,500	\$177,200
Site Pavement	-	\$23,200	-	\$26,900	\$316,800	\$366,800
TOTALS (3% inflation)	-	\$56,700	\$8,700	\$125,300	\$475,900	\$666,600

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2012	No	No
Seven Locks Elementary School	2012	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Seven Locks Elementary School, 9500 Seven Locks Road, Bethesda, MD 20817, 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.

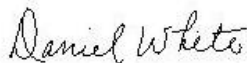
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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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



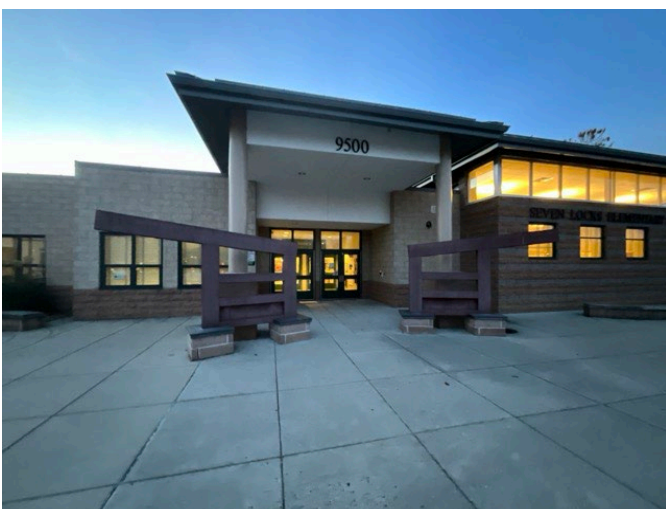
2 - LEFT ELEVATION



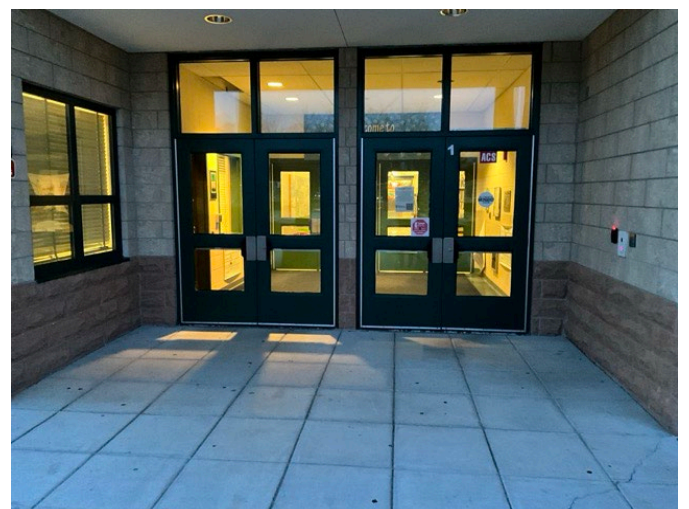
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MAIN ENTRANCE



6 - MAIN DOORS

Photographic Overview



7 - TYPICAL CLASSROOM



8 - TYPICAL CLASSROOM



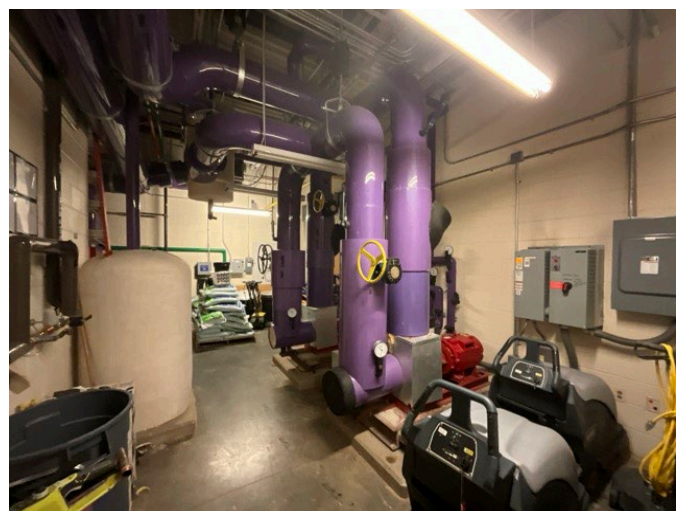
9 - LIBRARY



10 - TYPICAL HALLWAY



11 - ELEVATOR



12 - PUMP ROOM

Photographic Overview



13 - SWITCHBOARD



14 - WATER HEATER



15 - FIRE ALARM PANEL



16 - ROOFTOP UNIT



17 - DUCTLESS MINI-SPLIT



18 - EXHAUST FAN

Photographic Overview



19 - SITE VIEW



20 - PARKING LOTS



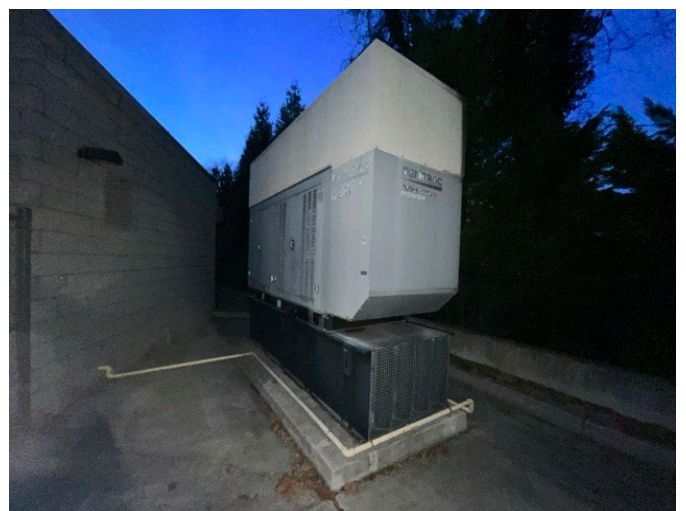
21 - PLAYGROUND



22 - PICNIC TABLE



23 - BENCHES AND PICNIC TABLE



24 - GENERATOR



Appendix B:

Site Plan(s)



Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-105.354	Seven Locks Elementary School	
	Source	On-Site Date	
	Google	December 1, 2025	

Appendix C: Pre-Survey Questionnaire(s)



BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Seven Locks es
Name of person completing form: BRIAN Pumphrey
Title / Association with property: BSM
Length of time associated w/ property: 2 1/2 years
Date Completed: _____
Phone Number: 240-246-3329
Method of Completion: Choose an item.

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

Data Overview		Response		
1	Year/s constructed / renovated			
2	Building size in SF			
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✓			
8	Are there any wall, window, basement or roof leaks?		✓			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?		✓			
10	Are your elevators unreliable, with frequent service calls?	✓				
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?		✓			
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		✓			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		✓			
14	Is the electrical service outdated, undersized, or otherwise problematic?		✓			
15	Are there any problems or inadequacies with exterior lighting?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✓				Basketball Courts
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 performed at the site? If so, indicate when.					
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Seven Locks Elementary School

BV Project Number: 172559.25R000-105.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

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 ?		✘		None seen
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✘			
4	Does parking signage include the International Symbol of Accessibility ?		✘		No pole sign
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



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



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



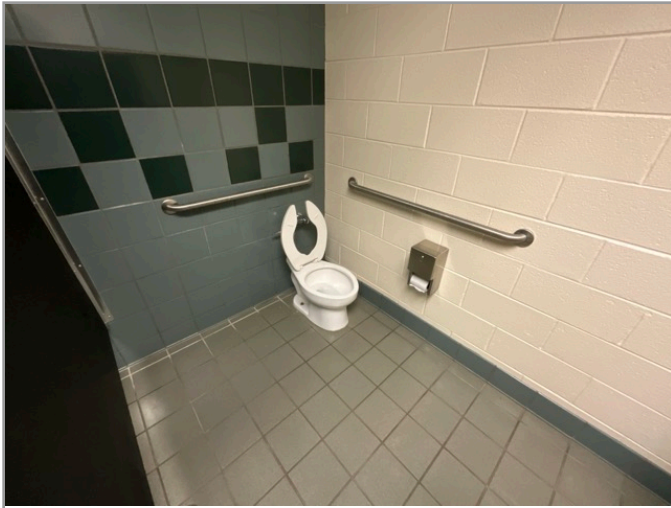
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Seven Locks Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	66,915 SF	62	10054076
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	66,915 SF	62	10054096
Facade						
B2010		Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	15,000 SF	8	10514687
B2020	Building Exterior	Fair	Glazing, any type by SF	5,000 SF	17	10054082
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	17	10054133
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	12	17	10054069
Roofing						
B3010	Roof	Fair	Roofing, Metal	14,400 SF	27	10054084
B3010	Roof	Fair	Roofing, Modified Bitumen	33,000 SF	7	10054100
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	80	27	10054149
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	56,880 SF	12	10054108
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	100,400 SF	5	10054085
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,000 SF	25	10543085
C2030	Kitchen	Good	Flooring, Quarry Tile	2,000 SF	35	10543084
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	27,000 SF	4	10054145
C2030	Classrooms General	Poor	Flooring, Vinyl Tile (VCT)	20,000 SF	2	10054135
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	6,700 SF	5	10054083
C2030	Gymnasium	Fair	Flooring, Wood, Sports	5,000 SF	18	10543083
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	7	10054075
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	17	10054128

Component Condition Report | Seven Locks Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	10054137
Plumbing						
D2010	Building Exterior Mech Room	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	13	10054118
D2010	Restrooms	Fair	Urinal, Standard	15	17	10054131
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	17	10054130
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	66,915 SF	27	10054089
D2010	Building Exterior Mech Room	Fair	Backflow Preventer, Domestic Water, 3 IN	1	17	10054094
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	40	17	10054139
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	6	10054113
D2010	Building Exterior Mech Room	Good	Storage Tank, Domestic Water, 119 GAL	1	29	10054125
HVAC						
D3020	Electrical Room	Fair	Unit Heater, Electric, 5.3 kW [EH-C]	1	7	10054080
D3020	108E	Fair	Unit Heater, Electric, 5 kW [EH-D]	1	7	10054150
D3020	Electrical Room	Fair	Unit Heater, Electric, 5.3 kW [EH-C]	1	7	10054129
D3020	Building Exterior Mech Room	Fair	Unit Heater, Electric, 5 kW	1	7	10054147
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-9]	1	3	10054074
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-8]	1	3	10054127
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-3]	1	3	10054141
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-7]	1	3	10054123
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10054144
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-10]	1	3	10054105
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-5]	1	3	10054124
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-2]	1	3	10054117
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-4]	1	3	10054081
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [CU-1]	1	3	10054119

Component Condition Report | Seven Locks Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Walk-in Condenser	Poor	Piping & Valves, Insulation, HVAC Chilled Water	10 LF	1	10054132
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16-20 TON [DOAS-2]	1	7	10054072
D3050	108E	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 - 6000 CFM	1	17	10054121
D3050	Pump Room	Fair	Pump, Distribution, HVAC Heating Water, 60 HP	1	12	10054142
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 26-50 TON [DOAS-1]	1	7	10054068
D3050	Pump Room	Fair	Pump, Distribution, HVAC Heating Water, 60 HP	1	12	10054095
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	66,915 SF	27	10054143
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 - 20 TON	1	7	10054103
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal, 1201 - 1800 CFM	12	6	10054110
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	66,915 SF	15	10054122
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	5	10054138
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-12]	1	5	10054087
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 - 8500 CFM [EF-07]	1	5	10054086
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-17]	1	6	10054111
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1001-2000 CFM	1	4	10054098
Fire Protection						
D4010	Building Exterior Mech Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	18	10054070
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	66,915 SF	7	10054114
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP [ATS-2]	1	12	10054093
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP [ATS-1]	1	12	10054078
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [PL2]	1	17	10054066
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	17	10054073
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP	1	27	10054106
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [PH1]	1	17	10054092

Component Condition Report | Seven Locks Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10054126
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10054115
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [PL1]	1	17	10054099
D5030	Electrical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install	1	7	10054090
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	66,915 SF	27	10054136
D5030	Electrical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 60 HP, Replace/Install [VFD-2]	1	7	10054152
D5040	Building Exterior	Poor	Exterior Light, any type, w/ LED Replacement, 100 WATT	20	1	10054191
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	66,915 SF	7	10054148
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	66,915 SF	7	10054088
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	66,915 SF	3	10054134
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	66,915 SF	7	10054112
D7050	152	Fair	Fire Alarm Panel, Fully Addressable	1	3	10054107
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	66,915 SF	3	10054097
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	10054102
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10054104
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	10054071
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	10054067
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	10054079
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	3	10054140
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	2	3	10054116
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10054101
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	10054077
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	10054120

Component Condition Report | Seven Locks Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	3	10054091
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	5	10054151
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10054109
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	10054146

Sitework

G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	12	22	10054190
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Component Condition Report | Seven Locks Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	Room 108E	Fair	Furnace, Gas, 301 to 400 MBH, 400 MBH [GVU 1]	1	7	10910741
D3030	Room 239	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 5 TON [HP F]	1	7	10910726
D3030	Room 202	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 6 TON [HP H]	1	7	10910738
D3030	Room 113	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 2.5 TON [HP D]	1	7	10910733
D3030	Room 119	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910731
D3030	Room 141	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910739
D3030	Room 211	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910718
D3030	Room 207	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910707
D3030	Room 108E	Fair	Heat Pump, Water Source, Interior Unit,, 1.5 TON [HP C]	1	7	10910740
D3030	Room 223	Fair	Heat Pump, Water Source, Interior Unit,, 1 TON [HP B]	1	7	10910719
D3030	Room 106D	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 1 TON [HP B]	1	7	10910734
D3030	Room 211	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910713
D3030	Room 119	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910725
D3030	Room 231	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910711
D3030	Room 212A	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910722

Component Condition Report | Seven Locks Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Room 200C	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910724
D3030	Room 217	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910708
D3030	Room 224	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910709
D3030	Room 108E	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 1.5 TON [HP C]	1	7	10910716
D3030	Room 106D	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 2.5 TON [HP D]	1	7	10910702
D3030	Room 108E	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 2.5 TON [HP D]	1	7	10910705
D3030	Room 221A	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 3 TON [HP E]	1	7	10910728
D3030	Room 136	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910727
D3030	Room 132	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910717
D3030	Room 106D	Fair	Heat Pump, Water Source, Interior Unit,, 1 TON [HP B]	1	7	10910742
D3030	Room 108E	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910700
D3030	Room 141	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910712
D3030	Room 124	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910704
D3030	Room 124	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910737
D3030	Room 207	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910730
D3030	Room 142	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910723
D3030	Room 228	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910735
D3030	Room 228	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910710
D3030	Room 231	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910706
D3030	Room 156	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910701
D3030	Room 136	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910703
D3030	Room 200C	Fair	Heat Pump, Water Source, Interior Unit,, 1 TON [HP B]	1	7	10910729
D3030	Room 200C	Fair	Heat Pump, Water Source, Interior Unit,, 1 TON [HP B]	1	7	10910732
D3030	Room 200C	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 6 TON [HP G]	1	7	10910720
D3030	Room 132	Fair	Heat Pump, Water Source, Interior Unit, 5 TON, 4 TON [HP F]	1	7	10910736

Component Condition Report | Seven Locks Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Equipment & Furnishings						
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted	7	16	10912423

Component Condition Report | Seven Locks Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5010	Site General	Fair	Generator, Diesel, 150 KW	1	12	10054154
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	50,000 SF	1	10054161
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	50,000 SF	12	10054159
Athletic, Recreational & Playfield Areas						
G2050	Basketball courts	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Repair/Replace	5,000 SF	1	10073937
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	7	10054156
G2050	Site	Fair	Playground Surfaces, Chips Wood, 6" Depth	4,000 SF	3	10054158
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	7	10054155
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	27	10054162
G2060	Site	Fair	Flagpole, Metal	1	17	10054157
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	2	7	10054153
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	8	13	10054160

Appendix F: Replacement Reserves

Replacement Reserves Report



5/14/2026

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
G2060	Site	10054153	Picnic Table, Wood/Composite/Fiberglass, Replace	20	13	7	2	EA	\$900.00	\$1,800								\$1,800													\$1,800	
G2060	Site	10054160	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	8	EA	\$600.00	\$4,800														\$4,800							\$4,800	
G2060	Site	10054157	Flagpole, Metal, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																		\$2,500		\$2,500		
Totals, Unescalated											\$0	\$55,000	\$0	\$8,000	\$0	\$0	\$22,500	\$71,800	\$8,000	\$0	\$0	\$22,500	\$261,000	\$12,800	\$0	\$0	\$22,500	\$2,500	\$8,000	\$0	\$0	\$494,600
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$56,650	\$0	\$8,742	\$0	\$0	\$26,866	\$88,305	\$10,134	\$0	\$0	\$31,145	\$372,124	\$18,797	\$0	\$0	\$36,106	\$4,132	\$13,619	\$0	\$0	\$666,621

* 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	10054075	D1010	Elevator Controls	Automatic, 1 Car		Seven Locks Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2012		
2	10054128	D1010	Passenger Elevator	Hydraulic, 2 Floors	2500 LB	Seven Locks Elementary School / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10054125	D2010	Storage Tank	Domestic Water	119 GAL	Seven Locks Elementary School / Main Building	Building Exterior Mech Room	A. O. Smith	TJV-120M 000	2434140381013	2024		
2	10054118	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Seven Locks Elementary School / Main Building	Building Exterior Mech Room	State Industries, Inc.	SUF-100-250-NEA 300	1835111755214	2018		
3	10054094	D2010	Backflow Preventer	Domestic Water	3 IN	Seven Locks Elementary School / Main Building	Building Exterior Mech Room	Wilkins Zurn	350	J38344	2012		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10910741	D3020	Furnace [GVU 1]	Gas, 301 to 400 MBH	400 MBH	Seven Locks Elementary School	Room 108E	Trane	GMND040ADM	F11E33460	2011		
2	10054147	D3020	Unit Heater	Electric	5 kW	Seven Locks Elementary School / Main Building	Building Exterior Mech Room	Taskmaster	F2F5105N	NA	2012		
3	10054080	D3020	Unit Heater [EH-C]	Electric	5.3 kW	Seven Locks Elementary School / Main Building	Electrical Room	Taskmaster	G1G5103N	NA	2012		
4	10054129	D3020	Unit Heater [EH-C]	Electric	5.3 kW	Seven Locks Elementary School / Main Building	Electrical Room	Taskmaster	G1G5103N	NA	2012		
5	10054150	D3020	Unit Heater [EH-D]	Electric	5 kW	Seven Locks Elementary School / Main Building	108E	Taskmaster	F2F5105N	NA	2012		
6	10910719	D3030	Heat Pump [HP B]	Water Source, Interior Unit,	1 TON	Seven Locks Elementary School	Room 223	Trane	GEVE01271	W11D06839	2011		
7	10910742	D3030	Heat Pump [HP B]	Water Source, Interior Unit,	1 TON	Seven Locks Elementary School	Room 106D	Trane	GEVE01271	W11D06840	2011		
8	10910729	D3030	Heat Pump [HP B]	Water Source, Interior Unit,	1 TON	Seven Locks Elementary School	Room 200C	Trane	GEVE01271	W11D06814	2011		
9	10910732	D3030	Heat Pump [HP B]	Water Source, Interior Unit,	1 TON	Seven Locks Elementary School	Room 200C	Trane	GEVE01271	W11D06813	2011		
10	10910734	D3030	Heat Pump [HP B]	Water Source, Interior Unit, 5 TON	1 TON	Seven Locks Elementary School	Room 106D	Trane	GEVE01271	W11D06812	2011		
11	10910740	D3030	Heat Pump [HP C]	Water Source, Interior Unit,	1.5 TON	Seven Locks Elementary School	Room 108E	Trane	GEVE01871	W11D06815	2011		
12	10910716	D3030	Heat Pump [HP C]	Water Source, Interior Unit, 5 TON	1.5 TON	Seven Locks Elementary School	Room 108E	Trane	GEVE01871	W11D06817	2011		
13	10910733	D3030	Heat Pump [HP D]	Water Source, Interior Unit, 5 TON	2.5 TON	Seven Locks Elementary School	Room 113	Trane	GEVE0324	W11D06820	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
14	10910702	D3030	Heat Pump [HP D]	Water Source, Interior Unit, 5 TON	2.5 TON	Seven Locks Elementary School	Room 106D	Trane	GEVE03241	W11D06841	2011		
15	10910705	D3030	Heat Pump [HP D]	Water Source, Interior Unit, 5 TON	2.5 TON	Seven Locks Elementary School	Room 108E	Trane	GEVE03241	W11D06818	2011		
16	10910728	D3030	Heat Pump [HP E]	Water Source, Interior Unit, 5 TON	3 TON	Seven Locks Elementary School	Room 221A	Trane	GEVE03641	W11D06821	2011		
17	10910726	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	5 TON	Seven Locks Elementary School	Room 239	Trane	Illegible	Illegible	2011		
18	10910731	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 119	Trane	GEVE0484	W11D06838	2011		
19	10910739	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 141	Trane	GEVE0484	W11D06831	2011		
20	10910718	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 211	Trane	GEVE0484	W11D06827	2011		
21	10910707	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 207	Trane	GEVE0484	W11E06911	2011		
22	10910713	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 211	Trane	GEVE0484	W11E06916	2011		
23	10910725	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 119	Trane	GEVE0484	W11E06908	2011		
24	10910711	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 231	Trane	GEVE0484	W11D06834	2011		
25	10910722	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 212A	Trane	GEVE0484	W11D06824	2011		
26	10910724	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 200C	Trane	GEVE0484	W11D06823	2011		
27	10910708	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 217	Trane	GEVE0484	W11D06836	2011		
28	10910709	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 224	Trane	GEVE0484	W11E06912	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10910727	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 136	Trane	GEVE04841	W11E06915	2011		
30	10910717	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 132	Trane	GEVE04841	W11D06832	2011		
31	10910700	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 108E	Trane	GEVE04841	W11D06830	2011		
32	10910712	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 141	Trane	GEVE04841	W11E06914	2011		
33	10910704	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 124	Trane	GEVE04841	W11D06835	2011		
34	10910737	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 124	Trane	GEVE04841	W11E06909	2011		
35	10910730	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 207	Trane	GEVE04841	W11D06829	2011		
36	10910723	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 142	Trane	GEVE04841	W11E06907	2011		
37	10910735	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 228	Trane	GEVE04841	W11E06917	2011		
38	10910710	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 228	Trane	GEVE04841	W11D06833	2011		
39	10910706	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 231	Trane	GEVE04841	W11E06913	2011		
40	10910701	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 156	Trane	GEVE04841	W11D06825	2011		
41	10910703	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 136	Trane	GEVE04841	W11D06828	2011		
42	10910736	D3030	Heat Pump [HP F]	Water Source, Interior Unit, 5 TON	4 TON	Seven Locks Elementary School	Room 132	Trane	GEVE04841	W11E06910	2011		
43	10910720	D3030	Heat Pump [HP G]	Water Source, Interior Unit, 5 TON	6 TON	Seven Locks Elementary School	Room 200C	Trane	GEVE07241	W11D06736	2011		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
44	10910738	D3030	Heat Pump [HP H]	Water Source, Interior Unit, 5 TON	6 TON	Seven Locks Elementary School	Room 202	Trane	GEVE0724	W11D06738	2011		
45	10054144	D3030	Split System Ductless	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi Electric	PUY-A12NHA4	Illegible	2012		
46	10054119	D3030	Split System Ductless [CU-1]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2012		
47	10054105	D3030	Split System Ductless [CU-10]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
48	10054117	D3030	Split System Ductless [CU-2]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	PUY-A12NHA4	Illegible	2012		
49	10054141	D3030	Split System Ductless [CU-3]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2012		
50	10054081	D3030	Split System Ductless [CU-4]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2012		
51	10054124	D3030	Split System Ductless [CU-5]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	PUY-A12NHA4	01U0166B	2012		
52	10054123	D3030	Split System Ductless [CU-7]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	PUY-A12NHA4	01U011618	2012		
53	10054127	D3030	Split System Ductless [CU-8]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2112		
54	10054074	D3030	Split System Ductless [CU-9]	Single Zone	1 TON	Seven Locks Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
55	10054142	D3050	Pump	Distribution, HVAC Heating Water	60 HP	Seven Locks Elementary School / Main Building	Pump Room	Weg	060350T3E3261S	NA	2012		
56	10054095	D3050	Pump	Distribution, HVAC Heating Water	60 HP	Seven Locks Elementary School / Main Building	Pump Room	Weg	06036013E3261S	NA	2012		
57	10054121	D3050	Air Handler	Interior AHU, Easy/Moderate Access	4001 - 6000 CFM	Seven Locks Elementary School / Main Building	108E	Trane	No dataplate	No dataplate	2012		
58	10054110	D3050	Fan Coil Unit	Hydronic Terminal	1201 - 1800 CFM	Seven Locks Elementary School / Main Building	Throughout Building	Trane	GEVE01871C02A0TLD010000200000000000	NA	2011		12
59	10054103	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	16 - 20 TON	Seven Locks Elementary School / Main Building	Roof	Illegible	Illegible	Illegible	2012		
60	10054068	D3050	Packaged Unit [DOAS-1]	RTU, Pad or Roof-Mounted	26-50 TON	Seven Locks Elementary School / Main Building	Roof	Innovent	Illegible	Illegible	2012		
61	10054072	D3050	Packaged Unit [DOAS-2]	RTU, Pad or Roof-Mounted	16-20 TON	Seven Locks Elementary School / Main Building	Roof	Innovent	Illegible	Illegible	2012		
62	10054098	D3060	Exhaust Fan	Centrifugal, 16" Damper	1001-2000 CFM	Seven Locks Elementary School / Main Building	Roof	Cook	Inaccessible	Inaccessible			
63	10054086	D3060	Exhaust Fan [EF-07]	Centrifugal, 28" Damper	5001 - 8500 CFM	Seven Locks Elementary School / Main Building	Roof	Cook	165 VCRX 165VX6F	Illegible			
64	10054087	D3060	Exhaust Fan [EF-12]	Centrifugal, 24" Damper	2001 - 5000 CFM	Seven Locks Elementary School / Main Building	Roof	Cook	Illegible	Illegible			
65	10054111	D3060	Exhaust Fan [EF-17]	Centrifugal, 24" Damper	2001 - 5000 CFM	Seven Locks Elementary School / Main Building	Roof	Cook	120 ACE 120C10D	143S078372-00/000070			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
66	10054138	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Seven Locks Elementary School / Main Building	Commercial Kitchen	Mars	NH48-1UA-BG	270176			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10054070	D4010	Backflow Preventer	Fire Suppression	6 IN	Seven Locks Elementary School / Main Building	Building Exterior Mech Room	Wilkins Zurn	350	J36639			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10054154	D5010	Generator	Diesel	150 KW	Seven Locks Elementary School / Site	Site General	Generac	13266520100	2111729	2012		
2	10054078	D5010	Automatic Transfer Switch [ATS-1]	ATS	100 AMP	Seven Locks Elementary School / Main Building	Electrical Room	GE	No dataplate	No dataplate	2012		
3	10054093	D5010	Automatic Transfer Switch [ATS-2]	ATS	100 AMP	Seven Locks Elementary School / Main Building	Electrical Room	GE	No dataplate	No dataplate	2012		
4	10054073	D5020	Secondary Transformer	Dry, Stepdown	150 KVA	Seven Locks Elementary School / Main Building	Electrical Room	Hammond Power Solutions	No dataplate	391791	2012		
5	10054126	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Seven Locks Elementary School / Main Building	Electrical Room	Hammond Power Solutions	NA	391413	2012		
6	10054115	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Seven Locks Elementary School / Main Building	Electrical Room	Hammond Power Solutions	NA	391455	2012		
7	10054106	D5020	Switchboard	277/480 V	2000 AMP	Seven Locks Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2012		
8	10054092	D5020	Distribution Panel [PH1]	277/480 V	400 AMP	Seven Locks Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2012		
9	10054099	D5020	Distribution Panel [PL1]	120/208 V	400 AMP	Seven Locks Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2012		
10	10054066	D5020	Distribution Panel [PL2]	120/208 V	400 AMP	Seven Locks Elementary School / Main Building	Electrical Room	Siemens	NA	NA	2012		
11	10054090	D5030	Variable Frequency Drive	VFD, by HP of Motor	60 HP	Seven Locks Elementary School / Main Building	Electrical Room	Trane	TR200	112604Y341	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10054152	D5030	Variable Frequency Drive [VFD-2]	VFD, by HP of Motor	60 HP	Seven Locks Elementary School / Main Building	Electrical Room	Trane	TR200	No dataplate	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10054107	D7050	Fire Alarm Panel	Fully Addressable		Seven Locks Elementary School / Main Building	152	Honeywell	NA	NA	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10054071	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Seven Locks Elementary School / Main Building	Kitchen						
2	10054101	E1030	Foodservice Equipment	Convection Oven, Double		Seven Locks Elementary School / Main Building	Kitchen	Blodgett	NA	NA			
3	10054109	E1030	Foodservice Equipment	Dairy Cooler/Wells		Seven Locks Elementary School / Main Building	Kitchen	Continental Refrigerator	MC5-5S-D	15143468			
4	10054077	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Seven Locks Elementary School / Main Building	Kitchen	CaptiveAire Systems	6630 VHB	NA			
5	10054104	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Seven Locks Elementary School / Main Building	Kitchen	Metro	No dataplate	No dataplate			
6	10054151	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Seven Locks Elementary School / Main Building	Kitchen	Continental Refrigerator	No dataplate	No dataplate			
7	10054140	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		Seven Locks Elementary School / Main Building	Kitchen	Delfield	MARK7KC-50-NU	1102150000615			
8	10054091	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		Seven Locks Elementary School / Main Building	Kitchen	Delfield	KCFT-60	1102150000616			
9	10054102	E1030	Foodservice Equipment	Steamer, Freestanding		Seven Locks Elementary School / Main Building	Kitchen	Delfield	MARK7000-400U61G4	1102150000617			
10	10054067	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Seven Locks Elementary School / Main Building	Roof	Heatcraft	BHS015X6C	T11H03387			
11	10054079	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Seven Locks Elementary School / Main Building	Roof	Heatcraft	BZS045L6C	T11H04091			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10054116	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Seven Locks Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			2
13	10054120	E1030	Foodservice Equipment	Walk-In, Freezer		Seven Locks Elementary School / Main Building	Kitchen	Thermo-Kool	No dataplate	No dataplate			
14	10054146	E1030	Foodservice Equipment	Walk-In, Refrigerator		Seven Locks Elementary School / Main Building	Kitchen	Thermo-Kool	No dataplate	No dataplate			