



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Flora M. Singer Elementary School

2600 Hayden Drive

Silver Spring, MD 20902

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

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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	2600 Hayden Drive, Silver Spring, MD 20902
Site Developed	2012
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 1, 2012
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Mario Andalla
Assessment & Report Prepared By	Jake Stauffer
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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

Flora M. Singer Elementary School, constructed in 2012, consists of one permanent main building on its campus and three modular classroom buildings. The campus has not received any major renovations since its original construction.

Architectural

The main building structure is masonry framed and features brick veneer and metal siding exteriors with a modified bituminous roofing system. Additionally, a green roof system is present to provide stormwater management and building insulation. Three wood framed premanufactured modular classroom buildings are located at the North side of the site near the playground. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. The modular classroom buildings are supported by pier foundations. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building utilizes a central cooling and heating system for most of the spaces. The system runs off a ground loop geothermal system featuring water source heat pumps that provide heating and cooling for the classrooms. Supplemental heating and cooling for some common areas are provided by rooftop packed units. Additionally, unit heaters and ductless mini-split units were observed in several areas throughout the campus and roof level for supplemental heating and cooling. The heating and cooling system was observed to be in fair condition, with some units requiring replacement in the study period. Exhaust ventilation is provided by roof mounted exhaust fans and will require replacement in the study period. Hot water is provided by an electric water heater located in the mechanical room. The plumbing fixtures were observed to be in fair condition and assumed to have been original to the building's construction. The electrical system is composed of main switchboards, panel boards, and transformers. The lighting system currently utilizes linear fluorescent fixtures with high-bay LED lights in the gymnasium. The fire alarm system is currently in fair condition and operating sufficiently. The building utilizes a fire suppression system that was observed to be in fair condition. The commercial kitchen equipment is generally in fair condition and will require replacement within the study period. The limited access control and security equipment was observed to function well. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The site parking lot and driveway asphalt pavement are currently in fair condition. Seal and striping are anticipated within the study period. The schools' playgrounds, sports fields, and courts and their components are in fair condition. Overall, the site features good landscaping and concrete pedestrian walkways were observed to be generally in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.409323.

Immediate Needs

There are no immediate needs to report.

Key Findings



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
 Site Flora M. Singer Elementary School Site
 Parking Areas

Uniformat Code: G2030
 Recommendation: **Replace in 2026**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: \$6,000

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Sections of the pedestrian walkway near the student drop off area were observed to be damaged and could create trip hazards. Replacement is recommended in the short term. - AssetCALC ID: 10095151



Stair Treads in Poor condition.

Raised Rubber Tile
 Main Building Flora M. Singer Elementary
 School Interior Stairs

Uniformat Code: B1080
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$60,000

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Stair treads were observed to be worn and could create a hazard. Replacement is anticipated in the short term. - AssetCALC ID: 10094910



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full
 Reconfiguration
 Flora M. Singer Elementary School Staff
 Lounge

Uniformat Code: Y1060
 Recommendation: **Renovate in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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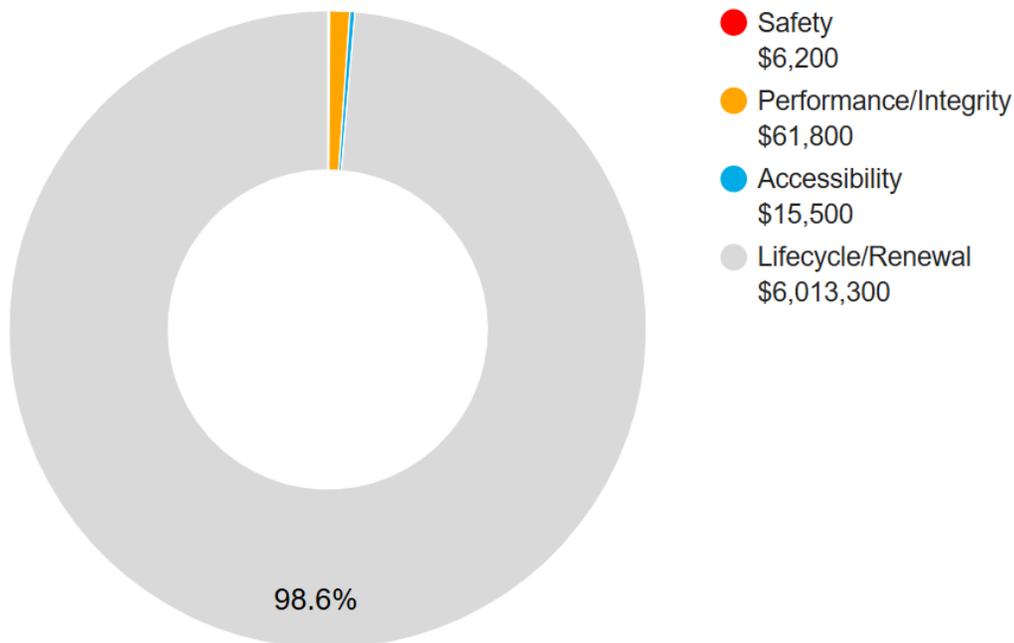
The kitchen area at the staff lounge was observed not to be ADA compliant. Replacement is anticipated in the short term. - AssetCALC ID: 10199718

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: \$6,096,800



2. Building Information



Building: Systems Summary

Address	2600 Hayden Drive, Silver Spring, MD 20902
GPS Coordinates	39.0187302, -77.0546382
Constructed/Renovated	2012
Building Area	95,831 SF
Number of Stories	3 above grade

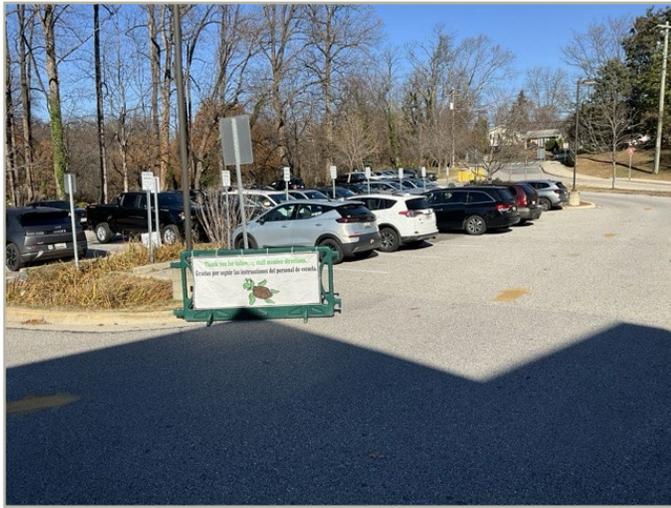
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Flat construction with green roof barrier system	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all three floors	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast iron and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Geothermal ground loop feeding water source heat pump terminal units Non-Central System: Packaged units, DOAS units Supplemental components: Ductless split systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch and UPS	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	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	-	\$61,800	-	-	\$105,200	\$167,000
Facade	-	-	-	\$72,600	\$732,200	\$804,800
Roofing	-	\$183,400	-	\$836,300	\$246,400	\$1,266,100
Interiors	-	\$389,900	\$3,900	\$827,900	\$1,772,600	\$2,994,300
Conveying	-	\$9,500	-	-	\$14,900	\$24,400
Plumbing	-	\$12,700	-	\$27,100	\$304,800	\$344,600
HVAC	-	\$59,600	-	\$734,600	\$1,116,800	\$1,911,000
Fire Protection	-	-	-	-	\$163,600	\$163,600
Electrical	-	-	\$70,100	\$650,500	\$432,100	\$1,152,800
Fire Alarm & Electronic Systems	-	\$473,400	-	\$558,200	\$737,600	\$1,769,200
Equipment & Furnishings	-	\$63,600	-	\$638,700	\$156,500	\$858,800
TOTALS (3% inflation)	-	\$1,254,000	\$74,000	\$4,345,900	\$5,782,700	\$11,456,600

3. Site Summary



Site Information		
Site Area	4.35 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; four of which are 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, curbs, ramps, and stairs	Fair
Site Development	Building-mounted signage; chain link and wrought iron fencing. Playgrounds and sports fields and courts Limited park benches, picnic tables	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls 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	Fair
Ancillary Structures	Prefabricated modular buildings	Fair

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	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
HVAC	-	-	-	\$20,300	-	\$20,300
Special Construction & Demo	-	-	-	-	\$175,900	\$175,900
Site Development	-	\$7,600	-	\$267,400	\$243,500	\$518,500
Site Pavement	-	\$32,400	-	\$30,400	\$487,000	\$549,900
Site Utilities	-	-	-	\$49,200	-	\$49,200
TOTALS (3% inflation)	-	\$40,100	-	\$367,300	\$906,400	\$1,313,800



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	2012	No	No
Main Building	2012	No	Yes

No detailed follow-up accessibility study is currently recommended since only a single moderate issues was 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 to market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Flora M. Singer Elementary School, 2600 Hayden Drive, Silver Spring, MD 20902, 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.

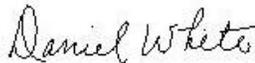
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

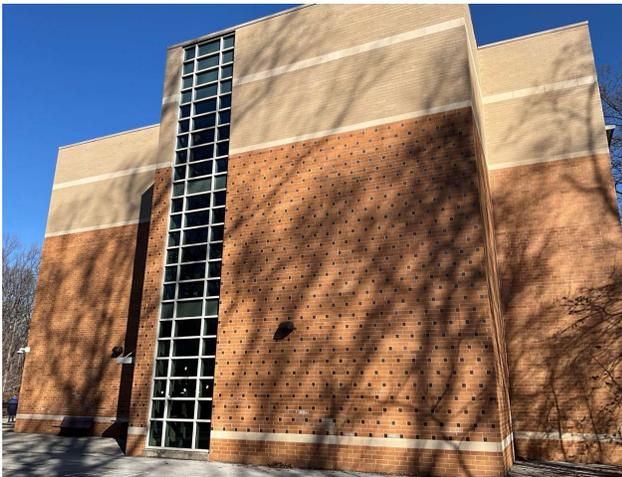
Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



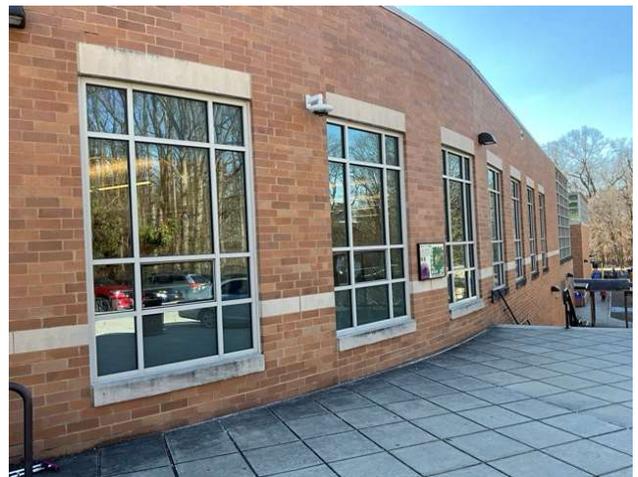
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - BUILDING FACADE



Photographic Overview



7 - SECONDARY ROOF



8 - PRIMARY ROOF



9 - CONFERENCE ROOM



10 - CAFETERIA



11 - TYPICAL HALLWAY



12 - OFFICES



Photographic Overview



13 - ADMINISTRATION



14 - TYPICAL CLASSROOM



15 - LIBRARY



16 - MUSIC ROOM



17 - GYMNASIUM



18 - CAB FINISHES



Photographic Overview



19 - ELEVATOR CONTROL ROOM



20 - ELEVATOR CAB PANEL



21 - DOMESTIC HOT WATER SUPPLY



22 - DOMESTIC WATER PIPING



23 - MAIN MECHANICAL ROOM



24 - SECONDARY MECHANICAL ROOM



Photographic Overview



25 - ROOFTOP MECHANICAL EQUIPMENT



26 - EMERGENCY GENERATOR



27 - MAIN ELECTRICAL ROOM



28 - MAIN SWITCHGEAR



29 - FIRE ALARM PANEL



30 - FIRE SPRINKLER RISERS



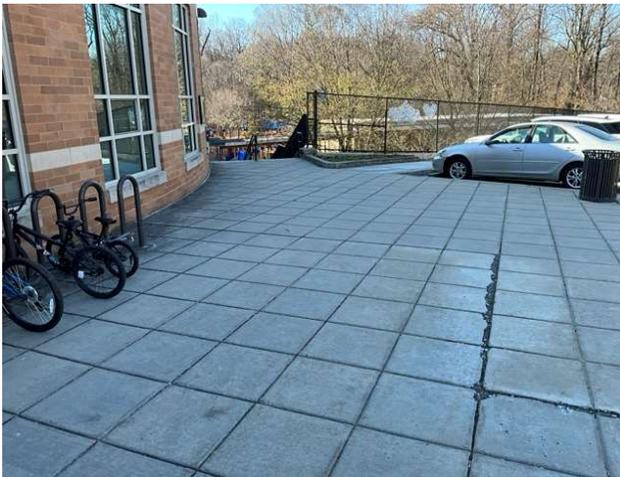
Photographic Overview



31 - MAIN PARKING AREA



32 - SECONDARY PARKING AREA



33 - SIDEWALKS & LANDSCAPING



34 - SPORTS COURTS



35 - PLAYGROUND



36 - SPORTS FIELDS



Appendix B: Site Plan(s)

Site Plan



 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	172559.25R000-108.354	Flora M. Singer 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: Flora M. Singer Elementary School

Name of person completing form: Mario Andalla

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 1 year

Date Completed: December 1, 2025

Phone Number: 240-740-0330

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 2012	Renovated	
2	Building size in SF	95,831	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Flora M. Singer Elementary School

BV Project Number: 172559.25R000-108.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA

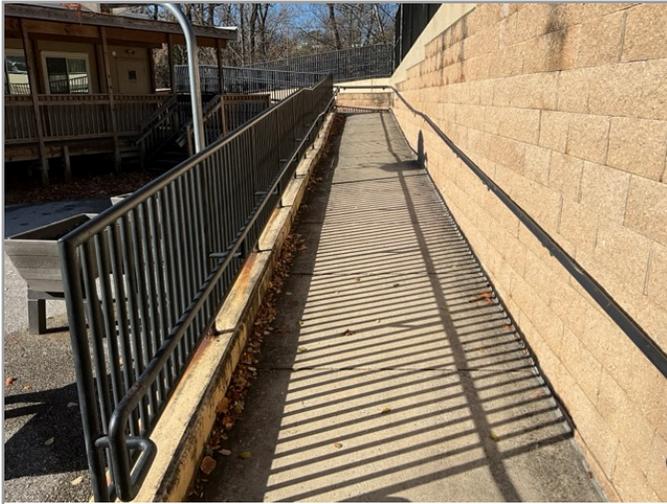


CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



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



ACCESSIBLE ENTRANCE

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

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

Question		Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	✗			
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 | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3-5 Story Building	52,000 SF	62	10094981
B1010	Throughout	Good	Structural Framing, Concrete Cast-in-Place	5,000 SF	62	10094937
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 3-5 Story Building	95,831 SF	62	10095098
B1080	Interior Stairs	Poor	Stair Treads, Raised Rubber Tile	6,000 SF	1	10094910
B1080	Roof	Good	Stairs, Metal or Pan-Filled, Exterior	250 SF	27	10095063
Facade						
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	3,000 SF	27	10095049
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	12,000 SF	27	10094930
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	31,750 SF	7	10095036
B2010	Building Exterior	Good	Curtain Wall, Glazing	1,200 SF	37	10094912
B2020	Building Exterior	Fair	Glazing, any type by SF	7,800 SF	17	10094917
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	17	10095062
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	17	10095100
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	24	27	10094986
Roofing						
B3010	Roof	Fair	Green roof, Roofing - Green Roof	58,000 SF	2	10094928
B3010	Roof	Fair	Roofing, Modified Bitumen	68,000 SF	7	10095047
Interiors						
C1020	Throughout	Good	Interior Glazing, any type by SF	1,300 SF	27	10094947
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	182	27	10095008
C1030	Throughout Building	Good	Interior Door, Steel, Standard	31	27	10094914
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	95,000 SF	12	10095002
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	26	7	10094936

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	550 LF	7	10094985
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	450 SF	2	10095021
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	3,000 SF	12	10095029
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	143,000 SF	6	10095003
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	4,600 SF	27	10094935
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	5,000 SF	7	10095087
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	10,000 SF	7	10095011
C2030	Auditorium	Fair	Flooring, Wood, Strip, Refinish	900 SF	3	10095039
C2030	Mechanical room	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	5,000 SF	6	10094980
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,200 SF	37	10095026
C2030	Restrooms	Good	Flooring, Ceramic Tile	1,800 SF	27	10095027
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	72,000 SF	2	10094984
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,000 SF	6	10094974
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	1	22	10094900
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	2	10094920
Plumbing						
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	8	2	10095086
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	95,831 SF	27	10095070
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Floor	5	22	10095096
D2010	Restrooms	Fair	Urinal, Standard	10	17	10095033
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	17	10095072
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	17	10094927
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	39	17	10094908
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	43	17	10094975

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 3 IN	1	17	10094956
D2010	Restrooms	Fair	Toilet, Child-Sized	26	17	10094987
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL	1	7	10095064
HVAC						
D3020	Storage 101D	Fair	Unit Heater, Electric, 1 to 5 KW [PUH8]	1	7	10095071
D3020	Electrical Room 101D1	Fair	Unit Heater, Electric, 1 to 5 KW [PUH5]	1	7	10094965
D3020	Roof	Fair	Furnace, Gas, 301 to 500 MBH [H&V1]	1	2	10094973
D3020	Mechanical room	Fair	Unit Heater, Electric, 1 to 5 KW	1	7	10094971
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL	1	27	10095055
D3030	Mechanical Room 20	Fair	Heat Pump, Water Source, 5 TON [HPU13]	1	7	10094994
D3030	Mechanical Room 210	Fair	Heat Pump, Water Source [HPU60]	1	7	10094997
D3030	Mechanical Room 230	Fair	Heat Pump, Water Source, 5 TON [HPU55]	1	7	10094950
D3030	Mechanical Room 117	Fair	Heat Pump, Water Source, 5 TON [HPU34]	1	7	10095077
D3030	Mechanical Room 135	Fair	Heat Pump, Water Source, 5 TON [HPU46]	1	7	10094915
D3030	Mechanical Room 26	Fair	Heat Pump, Water Source, 5 TON [HPU11]	1	7	10094983
D3030	Mechanical Room 250	Fair	Heat Pump, Water Source, 5 TON [HPU64]	1	7	10095091
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON [HPU2]	1	7	10094972
D3030	Mechanical Room 126	Fair	Heat Pump, Water Source, 5 TON [HPU38]	1	7	10095015
D3030	Mechanical Room 126	Fair	Heat Pump, Water Source, 5 TON [HPU39]	1	7	10095094
D3030	Mechanical Room 202	Fair	Heat Pump, Water Source, 5 TON [HPU62]	1	7	10095005
D3030	Mechanical Room 230	Fair	Heat Pump, Water Source, 5 TON [HPU54]	1	7	10095045
D3030	Mechanical Room 205	Fair	Heat Pump, Water Source, 5 TON [HPU74]	1	7	10095006
D3030	Mechanical Room 135	Fair	Heat Pump, Water Source, 5 TON [HPU45]	1	7	10094919
D3030	Mechanical Room 132	Fair	Heat Pump, Water Source, 5 TON [HPU36]	1	7	10095092
D3030	Mechanical Room 25	Fair	Heat Pump, Water Source, 5 TON [HPU75]	1	7	10095076

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mechanical Room 132	Fair	Heat Pump, Water Source, 5 TON [HPU37]	1	7	10095024
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [DSS5]	1	2	10095032
D3030	Mechanical Room 219	Fair	Heat Pump, Water Source, 5 TON [HPU69]	1	7	10094969
D3030	Mechanical Room 33	Fair	Heat Pump, Water Source, 5 TON [HPU5]	1	7	10094995
D3030	Mechanical Room 111	Fair	Heat Pump, Water Source, 5 TON [HPU33]	1	7	10094992
D3030	Mechanical Room 202	Fair	Heat Pump, Water Source, 5 TON [HPU61]	1	7	10094953
D3030	Mechanical Room 219	Fair	Heat Pump, Water Source, 5 TON [HPU70]	1	7	10094932
D3030	Mechanical Room 25	Fair	Heat Pump, Water Source, 5 TON [HPU7]	1	7	10094931
D3030	Mechanical Room 213	Fair	Heat Pump, Water Source, 5 TON [HPU71]	1	7	10094925
D3030	Mechanical Room 26	Fair	Heat Pump, Water Source, 5 TON [HPU12]	1	7	10095057
D3030	Mechanical Room 116	Fair	Heat Pump, Water Source, 5 TON [HPU42]	1	7	10094957
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON [DSS3]	1	2	10094922
D3030	Mechanical Room 230	Fair	Heat Pump, Water Source, 5 TON [HPU53]	1	7	10094923
D3030	Mechanical Room 135	Fair	Heat Pump, Water Source, 5 TON [HPU47]	1	7	10095074
D3030	Mechanical Room 125	Fair	Heat Pump, Water Source, 5 TON [HPU50]	1	7	10095009
D3030	Mechanical Room 244	Fair	Heat Pump, Water Source, 5 TON [HPU67]	1	7	10094921
D3030	Mechanical Room 33	Fair	Heat Pump, Water Source, 5 TON [HPU6]	1	7	10094940
D3030	Mechanical Room 210	Fair	Heat Pump, Water Source, 5 TON [HPU59]	1	7	10095093
D3030	Mechanical Room 17	Fair	Heat Pump, Water Source, 5 TON [HPU9]	1	7	10094903
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [DSS4]	1	2	10095066
D3030	Mechanical Room 139	Fair	Heat Pump, Water Source, 5 TON [HPU44]	1	7	10094949
D3030	Mechanical Room 125	Fair	Heat Pump, Water Source, 5 TON [HPU48]	1	7	10095020
D3030	Mechanical Room 205	Fair	Heat Pump, Water Source, 5 TON [HPU73]	1	7	10095019
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [DSS2]	1	2	10095048
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON [HPU1]	1	7	10094943

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON [DSS6]	1	2	10094941	
D3030	Mechanical Room 139	Fair	Heat Pump, Water Source, 5 TON [HPU43]	1	7	10094989	
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 10 TON [HPU3]	1	7	10094960	
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [DSS7]	1	2	10095000	
D3030	Mechanical Room 250	Fair	Heat Pump, Water Source, 5 TON [HPU65]	1	7	10094970	
D3030	Mechanical Room 213	Fair	Heat Pump, Water Source, 5 TON [HPU72]	1	7	10094961	
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON [DSS1]	1	2	10095073	
D3030	Mechanical Room 25	Fair	Heat Pump, Water Source, 5 TON [HPU8]	1	7	10095016	
D3030	Mechanical Room 41	Fair	Heat Pump, Water Source, 5 TON [HPU17]	1	7	10095054	
D3030	Mechanical Room 244	Fair	Heat Pump, Water Source, 5 TON [HPU66]	1	7	10095059	
D3030	Mechanical Room 41	Fair	Heat Pump, Water Source, 5 TON [HPU16]	1	7	10094991	
D3030	Mechanical Room 17	Fair	Heat Pump, Water Source, 5 TON [HPU10]	1	7	10095067	
D3030	Mechanical Room 116	Fair	Heat Pump, Water Source, 5 TON [HPU41]	1	7	10095084	
D3030	Mechanical Room 117	Fair	Heat Pump, Water Source, 5 TON [HPU35]	1	7	10095028	
D3030	Mechanical Room 236	Fair	Heat Pump, Water Source, 5 TON [HPU68]	1	7	10095046	
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	95,831	SF	27	10094988
D3050	Roof	Fair	Air Handler, Exterior AHU, 4001 to 6000 CFM [DOAS2]	1	7	10095058	
D3050	Roof	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM [DOAS1]	1	7	10095041	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU1]	1	7	10095085	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON [DOAS4]	1	7	10095001	
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 51 to 75 HP [P1]	1	12	10094978	
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 51 to 75 HP [P2]	1	12	10095082	
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	95,831	SF	17	10094945
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [RTU2]	1	7	10095081	
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM [DOAS3]	1	7	10095050	

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF13]	1	7	10095065	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM [EF16]	1	7	10095052	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF11]	1	7	10094955	
D3060	Mechanical room	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM [SF1]	1	12	10094948	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF3]	1	7	10095035	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF14]	1	7	10095080	
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	7	10095012	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF8]	1	7	10094996	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM [EF17]	1	7	10094942	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF5]	1	7	10095037	
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	7	10095022	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [EF10]	1	7	10094959	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF18]	1	7	10094963	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF7]	1	7	10094902	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF6]	1	7	10095004	
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	7	10095043	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF2]	1	7	10094977	
D3060	Mechanical room	Fair	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM	1	12	10095088	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF9]	1	7	10095060	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF4]	1	7	10095068	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF12]	1	7	10094952	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF15]	1	7	10095018	
Fire Protection							
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	95,831	SF	12	10095044
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1		17	10094979

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
Electrical							
D5010	Electrical Room 101D1	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	12	10094938	
D5010	Electrical Room 101D1	Fair	Automatic Transfer Switch, ATS, 200 AMP	1	12	10095040	
D5010	Electrical Enclosure	Fair	Generator, Gas or Gasoline, 105 to 125 KW	1	12	10094944	
D5020	Electrical Room 101D1	Fair	Distribution Panel, 277/480 V, 800 AMP	1	17	10095083	
D5020	Electrical Room 214	Fair	Distribution Panel, 277/480 V, 600 AMP	1	17	10094993	
D5020	Electrical Room 101D1	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	17	10095013	
D5020	Electrical Room 101D1	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	17	10094913	
D5020	Electrical Room 101D1	Good	Switchboard, 277/480 V, 2000 AMP	1	27	10094901	
D5020	Electrical Room 214	Fair	Distribution Panel, 277/480 V, 600 AMP	1	17	10094999	
D5020	Electrical Room 101D1	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10094904	
D5020	Electrical Room 101D1	Fair	Distribution Panel, 120/208 V, 600 AMP	1	17	10095042	
D5020	Electrical Room 101D1	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10095095	
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	17	10095089	
D5020	Electrical Room 101D1	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	17	10094958	
D5030	Electrical Room	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	95,831	SF	27	10095069
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	18	7	10095010	
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	12	7	10095038	
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	95,831	SF	4	10095061
D5040	Cafeteria	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	500	SF	7	10094966
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	95,831	SF	7	10094967
Fire Alarm & Electronic Systems							
D6030	Cafeteria	Fair	Sound System, Theater/Auditorium/Church	5,500	SF	7	10095053
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	95,831	SF	7	10094934
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	95,831	SF	2	10095078

Component Condition Report | Flora M. Singer Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Office Areas	Fair	Fire Alarm Panel, Fully Addressable	1	2	10095075
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	95,831 SF	7	10095051
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	95,831 SF	2	10095007
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	10095031
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	10095099
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	10094964
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	17	10094976
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	10094911
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	10094906
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	10094951
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	10094918
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	15	10094982
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	10094954
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	2	10095034
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	2	10095030
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	10094907
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	6	6	10094924
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	750 SF	2	10094968
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	17	10095101
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	140 LF	7	10094926
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	200 LF	7	10095017
E2010	Library	Fair	Casework, Cabinetry, Standard	100 LF	7	10094962
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	900 LF	7	10094946
E2010	Classrooms General	Fair	Window Treatments, Operable Blinds, Fire-Resistant	6,900 SF	7	10095090

Component Condition Report | Flora M. Singer Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	ML1110	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	7	10094905
D3030	ML1123	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	7	10094990
D3030	ML1158	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON	1	7	10094998
Special Construction & Demo						
F1020	ML1158	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	22	10095097
F1020	ML1123	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	22	10095079
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	2,200 SF	17	10095140
F1020	ML1110	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	850 SF	22	10094909
F1020	Portable Buildings	Fair	Covered Walkway, Wood-Framed	1,600 SF	17	10095143
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Curb & Gutter, Concrete	2,100 LF	37	10095161
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	55,000 SF	12	10095145
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	55,000 SF	2	10095136
G2030	Site	Good	Sidewalk, Concrete, Large Areas	12,000 SF	37	10095158
G2030	Site Parking Areas	Fair	Sidewalk, Brick/Masonry Pavers	2,500 SF	17	10095135
G2030	Site	Good	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	600 LF	37	10095157
G2030	Site Parking Areas	Poor	Sidewalk, Concrete, Small Areas/Sections	300 SF	1	10095151
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	7,200 SF	2	10095155
G2050	Site	Good	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	6,000 SF	7	10095139
G2050	Playground	Fair	Sports Apparatus, Funnel Ball	1	12	10095154
G2050	Sports Fields	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	7	10095147
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	7	10095137
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	7	10095156

Component Condition Report | Flora M. Singer Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	7	10095159
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	7	10095148
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,000 SF	12	10095141
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	1	12	10095144
Sitework						
G2060	Site	Fair	Bike Rack, Fixed Single Loop	25	7	10095146
G2060	Site General	Good	Fences & Gates, Fence, Wrought Iron 4'	700 LF	37	10095149
G2060	Playground	Fair	Picnic Table, Metal Powder-Coated	4	7	10095150
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 6'	600 LF	27	10095160
G2060	Site	Fair	Flagpole, Metal	1	17	10095142
G2060	Site General	Good	Retaining Wall, Brick/Stone	23,500 SF	27	10095153
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	7	7	10095152
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	10	7	10095138

Component Condition Report | Flora M. Singer Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Accessibility						
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10199718

Appendix F: Replacement Reserves

Replacement Reserves Report



1/28/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Flora M. Singer Elementary School	\$0	\$15,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,450
Flora M. Singer Elementary School / Main Building	\$0	\$61,800	\$1,192,186	\$3,934	\$70,108	\$0	\$353,439	\$3,992,505	\$0	\$0	\$0	\$0	\$1,207,960	\$5,287	\$94,219	\$7,167	\$474,993	\$3,887,854	\$0	\$105,210	\$0	\$0	\$11,456,663
Flora M. Singer Elementary School / Site	\$0	\$6,180	\$33,896	\$0	\$0	\$0	\$0	\$367,302	\$0	\$0	\$0	\$0	\$388,449	\$0	\$0	\$0	\$0	\$517,920	\$0	\$0	\$0	\$0	\$1,313,746
Grand Total	\$0	\$83,430	\$1,226,082	\$3,934	\$70,108	\$0	\$353,439	\$4,359,807	\$0	\$0	\$0	\$0	\$1,596,409	\$5,287	\$94,219	\$7,167	\$474,993	\$4,405,774	\$0	\$105,210	\$0	\$0	\$12,785,859

Flora M. Singer Elementary School

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	Age	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								
Y1060	Staff Lounge	10199718 ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	* 0	1	EA	\$15,000.00	\$15,000		\$15,000																				\$15,000								
Totals, Unescalated										\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000			
Totals, Escalated (3.0% inflation, compounded annually)										\$0	\$15,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,450

Flora M. Singer Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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	Interior Stairs	10094910	Stair Treads, Raised Rubber Tile, Replace	18	17	1	6000	SF	\$10.00	\$60,000		\$60,000																			\$60,000	\$120,000	
B2010	Building Exterior	10095036	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	31750	SF	\$1.86	\$59,055								\$59,055														\$59,055	
B2020	Building Exterior	10094917	Glazing, any type by SF, Replace	30	13	17	7800	SF	\$55.00	\$429,000																		\$429,000				\$429,000	
B2050	Building Exterior	10095100	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	13	17	4	EA	\$1,300.00	\$5,200																		\$5,200				\$5,200	
B2050	Building Exterior	10095062	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	13	17	2	EA	\$4,400.00	\$8,800																		\$8,800				\$8,800	
B3010	Roof	10094928	Green roof, Roofing - Green Roof, Replace	10	8	2	58000	SF	\$2.98	\$172,840			\$172,840										\$172,840									\$345,680	
B3010	Roof	10095047	Roofing, Modified Bitumen, Replace	20	13	7	68000	SF	\$10.00	\$680,000								\$680,000															\$680,000
C1070	Throughout Building	10095002	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	95000	SF	\$3.50	\$332,500													\$332,500										\$332,500
C1090	Restrooms	10094936	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	26	EA	\$750.00	\$19,500								\$19,500															\$19,500
C1090	Hallways & Common Areas	10094985	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	13	7	550	LF	\$500.00	\$275,000								\$275,000															\$275,000
C2010	Gymnasium	10095021	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	13	2	450	SF	\$16.80	\$7,560			\$7,560															\$7,560				\$15,120	
C2010	Throughout Building	10095003	Wall Finishes, any surface, Prep & Paint	10	4	6	143000	SF	\$1.50	\$214,500							\$214,500									\$214,500							\$429,000
C2010	Gymnasium	10095029	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	13	12	3000	SF	\$14.00	\$42,000												\$42,000											\$42,000
C2030	Mechanical room	10094980	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	4	6	5000	SF	\$12.00	\$60,000							\$60,000									\$60,000						\$120,000	
C2030	Auditorium	10095039	Flooring, Wood, Strip, Refinish	10	7	3	900	SF	\$4.00	\$3,600				\$3,600									\$3,600										\$7,200
C2030	Throughout Building	10094984	Flooring, Vinyl Tile (VCT), Replace	15	13	2	72000	SF	\$5.00	\$360,000			\$360,000														\$360,000						\$720,000
C2030	Throughout Building	10095011	Flooring, Carpet, Commercial Standard, Replace	10	3	7	10000	SF	\$7.50	\$75,000								\$75,000									\$75,000						\$150,000
C2030	Gymnasium	10095087	Flooring, Wood, Sports, Refinish	10	3	7	5000	SF	\$5.00	\$25,000								\$25,000									\$25,000						\$50,000
C2050	Gymnasium	10094974	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	5000	SF	\$2.50	\$12,500							\$12,500									\$12,500							\$25,000
D1010	Elevator Shafts/Utility	10094920	Elevator Cab Finishes, Standard, Replace	15	13	2	1	EA	\$9,000.00	\$9,000			\$9,000														\$9,000						\$18,000
D2010	Mechanical Room	10095064	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	13	7	1	EA	\$22,000.00	\$22,000								\$22,000															\$22,000
D2010	Mechanical Room	10095072	Backflow Preventer, Domestic Water, 2 IN, Replace	30	13	17	1	EA	\$3,200.00	\$3,200																	\$3,200						\$3,200
D2010	Mechanical Room	10094956	Backflow Preventer, Domestic Water, 3 IN, Replace	30	13	17	1	EA	\$5,200.00	\$5,200																	\$5,200						\$5,200
D2010	Hallways & Common Areas	10095086	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	13	2	8	EA	\$1,500.00	\$12,000			\$12,000														\$12,000						\$24,000
D2010	Restrooms	10095033	Urinal, Standard, Replace	30	13	17	10	EA	\$1,100.00	\$11,000																	\$11,000						\$11,000
D2010	Restrooms	10094927	Toilet, Commercial Water Closet, Replace	30	13	17	9	EA	\$1,300.00	\$11,700																	\$11,700						\$11,700
D2010	Restrooms	10094908	Sink/Lavatory, Wall-Hung, Replace	30	13	17	39	EA	\$1,700.00	\$66,300																	\$66,300						\$66,300
D2010	Classroom	10094975	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	13	17	43	EA	\$1,200.00	\$51,600																	\$51,600						\$51,600
D2010	Restrooms	10094987	Toilet, Child-Sized, Replace	30	13	17	26	EA	\$900.00	\$23,400																	\$23,400						\$23,400
D3020	Roof	10094973	Furnace, Gas, 301 to 500 MBH, Replace	20	18	2	1	EA	\$20,000.00	\$20,000			\$20,000																				\$20,000
D3020	Storage 101D	10095071	Unit Heater, Electric, 1 to 5 KW, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800															\$1,800
D3020	Electrical Room 101D1	10094965	Unit Heater, Electric, 1 to 5 KW, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800															\$1,800
D3020	Mechanical room	10094971	Unit Heater, Electric, 1 to 5 KW, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800															\$1,800
D3030	Roof	10095032	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,100.00	\$6,100			\$6,100														\$6,100						\$12,200
D3030	Roof	10094922	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	13	2	1	EA	\$4,800.00	\$4,800			\$4,800														\$4,800						\$9,600
D3030	Roof	10095066	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,100.00	\$6,100			\$6,100														\$6,100						\$12,200
D3030	Roof	10095048	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	13	2	1	EA	\$6,100.00	\$6,100			\$6,100														\$6,100						\$12,200
D3030	Roof	10094941	Split System Ductless, Single Zone, Condenser & Evaporator,																														

Replacement Reserves Report



1/28/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3050	Throughout Building	10094945	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	13	17	95831	SF	\$6.00	\$574,986																					\$574,986	\$574,986	
D3060	Roof	10095065	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400	
D3060	Roof	10095052	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	13	7	1	EA	\$5,600.00	\$5,600								\$5,600														\$5,600	
D3060	Roof	10094955	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400	
D3060	Roof	10095035	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10095080	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400	
D3060	Roof	10094996	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10094942	Exhaust Fan, Roof or Wall-Mounted, 36" Damper, 8501 to 15000 CFM, Replace	20	13	7	1	EA	\$5,600.00	\$5,600								\$5,600														\$5,600	
D3060	Roof	10095037	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	13	7	1	EA	\$3,000.00	\$3,000								\$3,000														\$3,000	
D3060	Roof	10094959	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	1	EA	\$2,400.00	\$2,400								\$2,400														\$2,400	
D3060	Roof	10094963	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10094902	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400	
D3060	Roof	10095004	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10094977	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400	
D3060	Roof	10095060	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10095068	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Roof	10094952	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400	
D3060	Roof	10095018	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D3060	Mechanical room	10094948	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	13	12	1	EA	\$3,000.00	\$3,000													\$3,000									\$3,000	
D3060	Mechanical room	10095088	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, Replace	25	13	12	1	EA	\$2,400.00	\$2,400													\$2,400									\$2,400	
D3060	Commercial kitchen	10095012	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	13	7	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500	
D3060	Commercial kitchen	10095022	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	13	7	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500	
D3060	Commercial kitchen	10095043	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	13	7	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500	
D4010	Throughout Building	10095044	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	95831	SF	\$1.07	\$102,539													\$102,539									\$102,539	
D4010	Mechanical Room	10094979	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	13	17	1	EA	\$10,500.00	\$10,500																	\$10,500					\$10,500	
D5010	Electrical Enclosure	10094944	Generator, Gas or Gasoline, 105 to 125 KW, Replace	25	13	12	1	EA	\$82,000.00	\$82,000													\$82,000									\$82,000	
D5010	Electrical Room 101D1	10094938	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	13	12	1	EA	\$12,000.00	\$12,000													\$12,000									\$12,000	
D5010	Electrical Room 101D1	10095040	Automatic Transfer Switch, ATS, 200 AMP, Replace	25	13	12	1	EA	\$12,000.00	\$12,000													\$12,000									\$12,000	
D5020	Electrical Room 101D1	10095013	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	13	17	1	EA	\$20,000.00	\$20,000																	\$20,000					\$20,000	
D5020	Electrical Room 101D1	10094913	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	13	17	1	EA	\$16,000.00	\$16,000																	\$16,000					\$16,000	
D5020	Electrical Room 101D1	10094904	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000	
D5020	Electrical Room 101D1	10095095	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000	
D5020	Mechanical room	10095089	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000	
D5020	Electrical Room 101D1	10094958	Secondary Transformer, Dry, Stepdown, 112.5 KVA, Replace	30	13	17	1	EA	\$16,000.00	\$16,000																	\$16,000					\$16,000	
D5020	Electrical Room 101D1	10095083	Distribution Panel, 277/480 V, 800 AMP, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																	\$10,000					\$10,000	
D5020	Electrical Room 214	10094993	Distribution Panel, 277/480 V, 600 AMP, Replace	30	13	17	1	EA	\$7,000.00	\$7,000																	\$7,000					\$7,000	
D5020	Electrical Room 214	10094999	Distribution Panel, 277/480 V, 600 AMP, Replace	30	13	17	1	EA	\$7,000.00	\$7,000																	\$7,000					\$7,000	
D5020	Electrical Room 101D1	10095042	Distribution Panel, 120/208 V, 600 AMP, Replace	30	13	17	1	EA	\$7,000.00	\$7,000																	\$7,000					\$7,000	
D5040	Throughout Building	10095061	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	6	4	95831	SF	\$0.65	\$62,290					\$62,290																	\$62,290	\$124,580
D5040	Building exterior	10095010	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas, Replace	20	13	7	18	EA	\$800.00	\$14,400								\$14,400														\$14,400	
D5040	Gymnasium	10095038	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	13	7	12	EA	\$1,700.00	\$20,400								\$20,400														\$20,400	
D5040	Cafeteria	10094966	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	13	7	500	SF	\$30.00	\$15,000								\$15,000														\$15,000	
D5040	Throughout Building	10094967	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	13	7	95831	SF	\$5.00	\$479,155								\$479,155															\$479,155
D6030	Cafeteria	10095053	Sound System, Theater/Auditorium/Church, Replace	20	13	7	5500	SF	\$1.50	\$8,250								\$8,250														\$8,250	
D6060	Throughout Building	10094934	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	95831	SF	\$1.65	\$158,121								\$158,121														\$158,121	
D7030	Throughout Building	10095078	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	95831	SF	\$2.00	\$191,662			\$191,662														\$191,662					\$383,324	
D7050	Office Areas	10095075	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$15,000.00	\$15,000																							

Replacement Reserves Report



1/28/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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		
E1030	Commercial Kitchen	10095034	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15		13	2	1	EA	\$4,700.00	\$4,700			\$4,700														\$4,700					\$9,400		
E1030	Commercial Kitchen	10095030	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15		13	2	1	EA	\$3,300.00	\$3,300			\$3,300															\$3,300					\$6,600	
E1030	Roof	10094907	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15		13	2	1	EA	\$6,300.00	\$6,300			\$6,300															\$6,300					\$12,600	
E1030	Commercial Kitchen	10095099	Foodservice Equipment, Walk-In, Refrigerator, Replace	20		13	7	1	EA	\$15,000.00	\$15,000								\$15,000															\$15,000	
E1030	Commercial Kitchen	10094964	Foodservice Equipment, Walk-In, Freezer, Replace	20		13	7	1	EA	\$25,000.00	\$25,000								\$25,000															\$25,000	
E1030	Commercial Kitchen	10094982	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15		0	15	1	EA	\$4,600.00	\$4,600																\$4,600							\$4,600	
E1030	Commercial Kitchen	10094976	Foodservice Equipment, Sink, 3-Bowl, Replace	30		13	17	1	EA	\$2,500.00	\$2,500																		\$2,500					\$2,500	
E1040	Throughout Building	10094924	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10		4	6	6	EA	\$1,500.00	\$9,000							\$9,000										\$9,000						\$18,000	
E1070	Cafeteria	10094968	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15		13	2	750	SF	\$13.00	\$9,750			\$9,750															\$9,750					\$19,500	
E1070	Gymnasium	10095101	Basketball Backboard, Wall-Mounted, Fixed	30		13	17	6	EA	\$3,580.00	\$21,480																		\$21,480					\$21,480	
E2010	Classrooms General	10095090	Window Treatments, Operable Blinds, Fire-Resistant	20		13	7	6900	SF	\$5.42	\$37,398								\$37,398															\$37,398	
E2010	Library	10094926	Library Shelving, Double-Faced, up to 90" Height, Replace	20		13	7	140	LF	\$480.00	\$67,200								\$67,200															\$67,200	
E2010	Library	10095017	Library Shelving, Single-Faced, up to 90" Height, Replace	20		13	7	200	LF	\$330.00	\$66,000								\$66,000															\$66,000	
E2010	Library	10094962	Casework, Cabinetry, Standard, Replace	20		13	7	100	LF	\$300.00	\$30,000								\$30,000															\$30,000	
E2010	Classrooms General	10094946	Casework, Cabinetry, Standard, Replace	20		13	7	900	LF	\$300.00	\$270,000								\$270,000															\$270,000	
Totals, Unescalated												\$0	\$60,000	\$1,123,750	\$3,600	\$62,290	\$0	\$296,000	\$3,246,272	\$0	\$0	\$0	\$0	\$847,239	\$3,600	\$62,290	\$4,600	\$296,000	\$2,352,216	\$0	\$60,000	\$0			\$8,417,857
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$61,800	\$1,192,186	\$3,934	\$70,108	\$0	\$353,439	\$3,992,505	\$0	\$0	\$0	\$0	\$1,207,960	\$5,287	\$94,219	\$7,167	\$474,993	\$3,887,854	\$0	\$105,210	\$0			\$11,456,663

Flora M. Singer Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	Age	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		
D3030	ML1110	10094905	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20		13	7	1	EA	\$5,500.00	\$5,500								\$5,500															\$5,500	
D3030	ML1123	10094990	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20		13	7	1	EA	\$5,500.00	\$5,500								\$5,500															\$5,500	
D3030	ML1158	10094998	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20		13	7	1	EA	\$5,500.00	\$5,500								\$5,500															\$5,500	
F1020	Site	10095140	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30		13	17	2200	SF	\$28.00	\$61,600																	\$61,600						\$61,600	
F1020	Portable Buildings	10095143	Covered Walkway, Wood-Framed, Replace	30		13	17	1600	SF	\$28.00	\$44,800																	\$44,800						\$44,800	
G2020	Site Parking Areas	10095136	Parking Lots, Pavement, Asphalt, Seal & Stripe	5		3	2	55000	SF	\$0.45	\$24,750			\$24,750					\$24,750									\$24,750						\$99,000	
G2020	Site Parking Areas	10095145	Parking Lots, Pavement, Asphalt, Mill & Overlay	25		13	12	55000	SF	\$3.50	\$192,500								\$192,500																\$192,500
G2030	Site Parking Areas	10095151	Sidewalk, Concrete, Small Areas/Sections, Replace	50		49	1	300	SF	\$20.00	\$6,000		\$6,000																					\$6,000	
G2030	Site Parking Areas	10095135	Sidewalk, Brick/Masonry Pavers, Replace	30		13	17	2500	SF	\$33.00	\$82,500																	\$82,500						\$82,500	
G2050	Site	10095139	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10		3	7	6000	SF	\$15.00	\$90,000								\$90,000									\$90,000						\$180,000	
G2050	Sports Fields	10095147	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20		13	7	1	EA	\$5,000.00	\$5,000								\$5,000															\$5,000	
G2050	Playground	10095154	Sports Apparatus, Funnel Ball, Replace	25		13	12	1	EA	\$4,750.00	\$4,750												\$4,750											\$4,750	
G2050	Site Playground Areas	10095141	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25		13	12	11000	SF	\$3.50	\$38,500												\$38,500												\$38,500
G2050	Site Sports Fields & Courts	10095144	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25		13	12	1	EA	\$4,750.00	\$4,750												\$4,750											\$4,750	
G2050	Site Playground Areas	10095155	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth, Replace	5		3	2	7200	SF	\$1.00	\$7,200			\$7,200					\$7,200					\$7,200				\$7,200						\$28,800	
G2050	Site Playground Areas	10095137	Play Structure, Multipurpose, Large, Replace	20		13	7	1	EA	\$35,000.00	\$35,000								\$35,000																\$35,000
G2050	Playground	10095156	Play Structure, Multipurpose, Small, Replace	20		13	7	1	EA	\$10,000.00	\$10,000								\$10,000																\$10,000
G2050	Site Playground Areas	10095159	Play Structure, Multipurpose, Medium, Replace	20		13	7	1	EA	\$20,000.00	\$20,000								\$20,000																\$20,000
G2050	Site Playground Areas	10095148	Play Structure, Multipurpose, Large, Replace	20		13	7	1	EA	\$35,000.00	\$35,000								\$35,000																\$35,000
G2060	Site	10095146	Bike Rack, Fixed Single Loop, Replace	20		13	7	25	EA	\$300.00	\$7,500								\$7,500																\$7,500
G2060	Playground	10095150	Picnic Table, Metal Powder-Coated, Replace	20		13	7	4	EA	\$700.00	\$2,800								\$2,800																\$2,800
G2060	Site General	10095152	Park Bench, Metal Powder-Coated, Replace	20		13	7	7	EA	\$700.00	\$4,900								\$4,900																\$4,900
G2060	Site	10095142	Flagpole, Metal, Replace	30		13	17	1	EA	\$2,500.00	\$2,500																\$2,500								\$2,500
G4050	Site Parking Areas	10095138	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20		13	7	10	EA	\$4,000.00	\$40,000								\$40,000																\$40,000
Totals, Unescalated												\$0	\$6,000	\$31,950	\$0	\$0	\$0	\$0	\$298,650	\$0	\$0	\$0	\$0	\$272,450	\$0	\$0	\$0	\$0	\$313,350	\$0	\$0	\$0			\$922,400
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$6,180	\$33,896	\$0	\$0	\$0	\$0	\$367,302	\$0	\$0	\$0	\$0	\$388,449	\$0	\$0	\$0	\$0	\$517,920	\$0	\$0	\$0			\$1,313,746

* 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	10094900	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	3500 LB	Flora M. Singer Elementary School / Main Building	Elevator Shafts/Utility	Elcon	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	10095064	D2010	Water Heater	Gas, Commercial (400 MBH), 100 to 199 GAL	125 GAL	Flora M. Singer Elementary School / Main Building	Mechanical Room	PVI	560N125APV	0312133933	2012		
2	10095072	D2010	Backflow Preventer	Domestic Water, 2 IN	1.5 IN	Flora M. Singer Elementary School / Main Building	Mechanical Room	Wilkins	975XL	3534299	2012		
3	10094956	D2010	Backflow Preventer	Domestic Water, 3 IN	3 IN	Flora M. Singer Elementary School / Main Building	Mechanical Room	Wilkins	375	L70588	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10094973	D3020	Furnace [H&V1]	Gas, 301 to 500 MBH	425 MBH	Flora M. Singer Elementary School / Main Building	Roof	ICE	GIDMH35	01127691A	2012		
2	10094971	D3020	Unit Heater	Electric, 1 to 5 KW	5 KW	Flora M. Singer Elementary School / Main Building	Mechanical room	TPI Corporation	G1G5105N	NA	2012		
3	10094965	D3020	Unit Heater [PUH5]	Electric, 1 to 5 KW	5 KW	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	TPI Corporation	G1G5105N	NA	2012		
4	10095071	D3020	Unit Heater [PUH8]	Electric, 1 to 5 KW	3.3 KW	Flora M. Singer Elementary School / Main Building	Storage 101D	TPI Corporation	G1G5103N	NA	2012		
5	10095055	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	125 GAL	Flora M. Singer Elementary School / Main Building	Mechanical Room	Taco	Illegible	234928	2012		
6	10094905	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Flora M. Singer Elementary School / Site	ML1110	Bard	W42H2DA10R	332H16333321702	2012		
7	10094990	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Flora M. Singer Elementary School / Site	ML1123	Bard	W42H2DA10R	332H163335414	2012		
8	10094998	D3030	Heat Pump	Packaged & Wall-Mounted, 3.5 to 4 TON	3.5 TON	Flora M. Singer Elementary School / Site	ML1158	Bard	W42H2DA10R	332H16333856502	2012		
9	10094943	D3030	Heat Pump [HPU1]	Water Source, 5 TON	1 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room	McQuay	WVFWI012BJYLT01	E885787010	2012		
10	10095067	D3030	Heat Pump [HPU10]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 17	McQuay	WVFW1030BJYRT01	E885787350	2012		
11	10094983	D3030	Heat Pump [HPU11]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 26	McQuay	WVFW1030BJYRT01	E885787360	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10095057	D3030	Heat Pump [HPU12]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 26	McQuay	WVFWI030BJYLT01	E885787370	2012		
13	10094994	D3030	Heat Pump [HPU13]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 20	McQuay	WVFW1030BJYRT01	E885787380	2012		
14	10094991	D3030	Heat Pump [HPU16]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 41	McQuay	WVFW1030BJYLT01	E885787410	2012		
15	10095054	D3030	Heat Pump [HPU17]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 41	McQuay	WVFWI030BJYRT01	E885787420	2012		
16	10094972	D3030	Heat Pump [HPU2]	Water Source, 5 TON	5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room	McQuay	WVFW1060BKYL	E885787020	2012		
17	10094960	D3030	Heat Pump [HPU3]	Water Source, 10 TON	10 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room	McQuay	WLWVI120BYS	E885787030	2012		
18	10094992	D3030	Heat Pump [HPU33]	Water Source, 5 TON	3 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 111	McQuay	WVFWI036BKYRT01	E885787090	2012		
19	10095077	D3030	Heat Pump [HPU34]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 117	McQuay	WVFW1030BJYRT01	E885787430	2012		
20	10095028	D3030	Heat Pump [HPU35]	Water Source, 5 TON	1.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 117	McQuay	WVFW1019BJYLT01	E885787720	2012		
21	10095092	D3030	Heat Pump [HPU36]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 132	McQuay	WVFW1030BJYRT01	E885787440	2012		
22	10095024	D3030	Heat Pump [HPU37]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 132	McQuay	WVFW1030BJYLT01	E885787450	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10095015	D3030	Heat Pump [HPU38]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 126	McQuay	WVFW1030BJYRT01	E885787460	2012		
24	10095094	D3030	Heat Pump [HPU39]	Water Source, 5 TON	2 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 126	McQuay	WVFW1024BJYLT01	E885787100	2012		
25	10095084	D3030	Heat Pump [HPU41]	Water Source, 5 TON	1.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 116	McQuay	WVFW01015BJYRT01	E885787110	2012		
26	10094957	D3030	Heat Pump [HPU42]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 116	McQuay	WVFWI030BJYLT01	E885787470	2012		
27	10094989	D3030	Heat Pump [HPU43]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 139	McQuay	WVFWI030BJYLT01	E885787480	2012		
28	10094949	D3030	Heat Pump [HPU44]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 139	McQuay	WVFWI030BJYRT01	E885787490	2012		
29	10094919	D3030	Heat Pump [HPU45]	Water Source, 5 TON	1 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 135	McQuay	WVFW1009BJYLT01	E885787750	2012		
30	10094915	D3030	Heat Pump [HPU46]	Water Source, 5 TON	1 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 135	McQuay	WVFW1009BJYRT01	E885787120	2012		
31	10095074	D3030	Heat Pump [HPU47]	Water Source, 5 TON	1.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 135	McQuay	WVFW1019BJYRT01	E885787730	2012		
32	10095020	D3030	Heat Pump [HPU48]	Water Source, 5 TON	1 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 125	McQuay	WVFWI009BJYLT01	E885787760	2012		
33	10094995	D3030	Heat Pump [HPU5]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 33	McQuay	WVFW1030BJYLT01	E885787050	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10095009	D3030	Heat Pump [HPU50]	Water Source, 5 TON	1.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 125	McQuay	WVFWI019BJYRT01	E885787740	2012		
35	10094923	D3030	Heat Pump [HPU53]	Water Source, 5 TON	2 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 230	McQuay	WVFW1024BJYRT01	E885787130	2012		
36	10095045	D3030	Heat Pump [HPU54]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 230	McQuay	WVFW1030BJYRT01	E885787500	2012		
37	10094950	D3030	Heat Pump [HPU55]	Water Source, 5 TON	1.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 230	McQuay	WVFWI019BJYLT01	E885787140	2012		
38	10095093	D3030	Heat Pump [HPU59]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 210	McQuay	WVFWI030BJYRT01	E885787510	2012		
39	10094940	D3030	Heat Pump [HPU6]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 33	McQuay	WVFW1030BJYRT01	E885787310	2012		
40	10094997	D3030	Heat Pump [HPU60]	Water Source	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 210	McQuay	WVFWI030BJYLT01	E885787520	2012		
41	10094953	D3030	Heat Pump [HPU61]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 202	McQuay	WVFWI030BJYRT01	E885787530	2012		
42	10095005	D3030	Heat Pump [HPU62]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 202	McQuay	WVFW1030BJYLT01	E885787540	2012		
43	10095091	D3030	Heat Pump [HPU64]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 250	McQuay	WVFW1030BJYRT01	E885787550	2012		
44	10094970	D3030	Heat Pump [HPU65]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 250	McQuay	WVFWI030BJYLT01	E885787560	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10095059	D3030	Heat Pump [HPU66]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 244	McQuay	WVFWI030BJYRT01	E885787570	2012		
46	10094921	D3030	Heat Pump [HPU67]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 244	McQuay	WVFW1030BJYLT01	E885787580	2012		
47	10095046	D3030	Heat Pump [HPU68]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 236	McQuay	WVFW1030BJYLT01	E885787590	2012		
48	10094969	D3030	Heat Pump [HPU69]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 219	McQuay	WVFW1030BJYLT01	E885787600	2012		
49	10094931	D3030	Heat Pump [HPU7]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 25	McQuay	WVFWI030BJYRT01	E885787330	2012		
50	10094932	D3030	Heat Pump [HPU70]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 219	McQuay	WVFWI030BJYRT01	E885787610	2012		
51	10094925	D3030	Heat Pump [HPU71]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 213	McQuay	WVFWI030BJYLT01	E885787620	2012		
52	10094961	D3030	Heat Pump [HPU72]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 213	McQuay	WVFWI030BJYRT01	E885787630	2012		
53	10095019	D3030	Heat Pump [HPU73]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 205	McQuay	WVFWI030BJYLT01	E885787640	2012		
54	10095006	D3030	Heat Pump [HPU74]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 205	McQuay	WVFW1030BJYRT01	E885787650	2012		
55	10095076	D3030	Heat Pump [HPU75]	Water Source, 5 TON	1 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 25	McQuay	WVFW1009BJYRT01	E885787770	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10095016	D3030	Heat Pump [HPU8]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 25	McQuay	WVFWI030BJYRT01	E885787320	2012		
57	10094903	D3030	Heat Pump [HPU9]	Water Source, 5 TON	2.5 TON	Flora M. Singer Elementary School / Main Building	Mechanical Room 17	McQuay	WVFWI030BJYLT01	E885787340	2012		
58	10095073	D3030	Split System Ductless [DSS1]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible			
59	10095048	D3030	Split System Ductless [DSS2]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3 TON	Flora M. Singer Elementary School / Main Building	Roof	Daikin	RXS36HVJU	Illegible	2012		
60	10094922	D3030	Split System Ductless [DSS3]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible	2012		
61	10095066	D3030	Split System Ductless [DSS4]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible	2012		
62	10095032	D3030	Split System Ductless [DSS5]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible	2012		
63	10094941	D3030	Split System Ductless [DSS6]	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible	2012		
64	10095000	D3030	Split System Ductless [DSS7]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	Illegible	Flora M. Singer Elementary School / Main Building	Roof	Daikin	Illegible	Illegible	2012		
65	10094978	D3050	Pump [P1]	Distribution, HVAC Heating Water, 51 to 75 HP	60 HP	Flora M. Singer Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2012		
66	10095082	D3050	Pump [P2]	Distribution, HVAC Heating Water, 51 to 75 HP	60 HP	Flora M. Singer Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10095041	D3050	Air Handler [DOAS1]	Exterior AHU, 6001 to 8000 CFM	8000 CFM	Flora M. Singer Elementary School / Main Building	Roof	Munters	PVW8PWPX	21018316	2012		
68	10095058	D3050	Air Handler [DOAS2]	Exterior AHU, 4001 to 6000 CFM	6000 CFM	Flora M. Singer Elementary School / Main Building	Roof	Munters	PVW6PWPX	21018316	2012		
69	10095050	D3050	Air Handler [DOAS3]	Exterior AHU, 8001 to 10000 CFM	10000 CFM	Flora M. Singer Elementary School / Main Building	Roof	Munters	PVW10PWPX	21018316	2012		
70	10095001	D3050	Packaged Unit [DOAS4]	RTU, Pad or Roof-Mounted, 11 to 12.5 TON	11 TON	Flora M. Singer Elementary School / Main Building	Roof	AAON	RN01130E70A	201202ANCZ04847	2012		
71	10095085	D3050	Packaged Unit [RTU1]	RTU, Pad or Roof-Mounted, 5 TON	5 TON	Flora M. Singer Elementary School / Main Building	Roof	AAON	RQ0053VE709	201201AYCE00836	2012		
72	10095081	D3050	Packaged Unit [RTU2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Flora M. Singer Elementary School / Main Building	Roof	AAON	RN02030E709G00	Illegible	2012		
73	10094959	D3060	Exhaust Fan [EF10]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1475 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	150ACRUH150	150SD86869	2012		
74	10094955	D3060	Exhaust Fan [EF11]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1100 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2012		
75	10094952	D3060	Exhaust Fan [EF12]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	120ACRU120R13B	105SD86869	2012		
76	10095065	D3060	Exhaust Fan [EF13]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1100 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	135ACRU135R13D	105SD868696201	2012		
77	10095080	D3060	Exhaust Fan [EF14]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1350 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	135ACBU135F13C	105SD86B69	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10095018	D3060	Exhaust Fan [EF15]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	350 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	150ACRUH130	105SL868689	2012		
79	10095052	D3060	Exhaust Fan [EF16]	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	10750 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	402ACPU402R9B	105SD8686910501	2012		
80	10094942	D3060	Exhaust Fan [EF17]	Roof or Wall-Mounted, 36"Damper, 8501 to 15000 CFM	10750 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	Illegible	Illegible	2012		
81	10094963	D3060	Exhaust Fan [EF18]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	300 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	90ACRUH90R	105SD86869	2012		
82	10094977	D3060	Exhaust Fan [EF2]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	600 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	150ACRUH150RH10D	105SD86869	2012		
83	10095035	D3060	Exhaust Fan [EF3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	300 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	90ACPUH90R15DH	1055SD86869	2012		
84	10095068	D3060	Exhaust Fan [EF4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	300 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	90ACRUH90R15DH	105SD86869	2012		
85	10095037	D3060	Exhaust Fan [EF5]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	3000 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	180ACPU180F6E	105SD8689	2012		
86	10095004	D3060	Exhaust Fan [EF6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	200 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	90ACRUH90R15DH	105SD86869	2012		
87	10094902	D3060	Exhaust Fan [EF7]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	750 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	120VCR120V15D	105SD86869	2012		
88	10094996	D3060	Exhaust Fan [EF8]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	150ACPUH150RH10D	105SD86869	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10095060	D3060	Exhaust Fan [EF9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	400 CFM	Flora M. Singer Elementary School / Main Building	Roof	Cook	150SCFUH150RH10D	105SD86869	2012		
90	10095088	D3060	Fan	Centrifugal, 16" Diameter, 1001 to 2000 CFM	Inaccessible	Flora M. Singer Elementary School / Main Building	Mechanical room	Inaccessible	Inaccessible	Inaccessible	2012		
91	10094948	D3060	Fan [SF1]	Centrifugal, 24" Diameter, 2001 to 5000 CFM	Inaccessible	Flora M. Singer Elementary School / Main Building	Mechanical room	Cook	Inaccessible	Inaccessible	2012		
92	10095012	D3060	Supplemental Components	Air Curtain, 5' Wide Non- Heated		Flora M. Singer Elementary School / Main Building	Commercial kitchen	Mars Air Systems	NH481UABG	409584	2012		
93	10095022	D3060	Supplemental Components	Air Curtain, 5' Wide Non- Heated		Flora M. Singer Elementary School / Main Building	Commercial kitchen	Mars Air Systems	LPN361UAOB	407041	2012		
94	10095043	D3060	Supplemental Components	Air Curtain, 5' Wide Non- Heated		Flora M. Singer Elementary School / Main Building	Commercial kitchen	Mars Air Systems	LPN361UAOB	405057	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10094979	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 IN	Flora M. Singer Elementary School / Main Building	Mechanical Room	AMES	2000SS	1677080311	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10094944	D5010	Generator	Gas or Gasoline, 105 to 125 KW	125 KW	Flora M. Singer Elementary School / Main Building	Electrical Enclosure	Kohler	125REZG	3034082	2012		
2	10094938	D5010	Automatic Transfer Switch	ATS, 200 AMP	Inaccessible	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Kohler	Inaccessible	Inaccessible	2012		
3	10095040	D5010	Automatic Transfer Switch	ATS, 200 AMP	150 AMPS	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Kohler	KSSDMVA0150S	K3013974	2012		
4	10094913	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA	112.5 KVA	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	EE112T3HBCU	2113011035	2012		
5	10094958	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA	Inaccessible	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	Inaccessible	Inaccessible	2012		
6	10095013	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	EE150T3HBCU	3113011016A	2012		
7	10094904	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	Inaccessible	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	Inaccessible	Inaccessible	2012		
8	10095095	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	Inaccessible	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	Inaccessible	Inaccessible	2012		
9	10095089	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	Inaccessible	Flora M. Singer Elementary School / Main Building	Mechanical room	Square D	Inaccessible	Inaccessible	2012		
10	10094901	D5020	Switchboard	277/480 V, 2000 AMP	2000 AMP	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	QEDS	8025813308	2012		
11	10095042	D5020	Distribution Panel	120/208 V, 600 AMP	500 AMP	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	E1	12174	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10094993	D5020	Distribution Panel	277/480 V, 600 AMP	600 AMP	Flora M. Singer Elementary School / Main Building	Electrical Room 214	Square D	E1	12132	2012		
13	10094999	D5020	Distribution Panel	277/480 V, 600 AMP	600 AMP	Flora M. Singer Elementary School / Main Building	Electrical Room 214	Square D	E1	12132	2012		
14	10095083	D5020	Distribution Panel	277/480 V, 800 AMP	800 AMP	Flora M. Singer Elementary School / Main Building	Electrical Room 101D1	Square D	HCP	12174	2012		
15	10095038	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Flora M. Singer Elementary School / Main Building	Gymnasium				2012		12

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10095075	D7050	Fire Alarm Panel	Fully Addressable		Flora M. Singer Elementary School / Main Building	Office Areas	Edwards Systems Technology	EST3	NA	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10095031	E1030	Foodservice Equipment	Convection Oven, Double		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
2	10094954	E1030	Foodservice Equipment	Convection Oven, Double		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	FWE	No dataplate	No dataplate			
3	10094911	E1030	Foodservice Equipment	Dairy Cooler/Wells		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Beverage-Air	STF58Y1S	10205959	2012		
4	10095030	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	CaptiveAire	6630VHB	1235076	2012		
5	10094906	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Delfield	MARK7KC50NU	1110150001987	2012		
6	10094918	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Delfield	KC74NU	1110150001985	2012		
7	10095034	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT60	1110150001986	2012		
8	10094982	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Traulsen	G20010	25C01755	2025		
9	10094976	E1030	Foodservice Equipment	Sink, 3-Bowl		Flora M. Singer Elementary School / Main Building	Commercial Kitchen				2012		
10	10094951	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Flora M. Singer Elementary School / Main Building	Roof	Bohn	BZS035L6C	T12C07700	2012		
11	10094907	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Flora M. Singer Elementary School / Main Building	Roof	Bohn	BHS010X6C	T12C07699	2012		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10094964	E1030	Foodservice Equipment	Walk-In, Freezer		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Bally	36756253PAW	DX110622602	2012		
13	10095099	E1030	Foodservice Equipment	Walk-In, Refrigerator		Flora M. Singer Elementary School / Main Building	Commercial Kitchen	Bally	36753AW	DX110622601	2012		
14	10094924	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Flora M. Singer Elementary School / Main Building	Throughout Building						6