



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

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



Somerset Elementary School  
5811 Warwick Place  
Chevy Chase, MD 20815

**PREPARED BY:**

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*May 7, 2026*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Elementary school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	5811 Warwick Place, Chevy Chase, MD 20815
<b>Site Developed</b>	Built 1949, Renovated 2005
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 9, 2026
<b>Management Point of Contact</b>	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>Assessment &amp; Report Prepared By</b>	Sonal George Issac
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Somerset Elementary School, located in 5811 Warwick Place, Chevy Chase, MD 20815, was originally constructed around 1949. The original structure was demolished, and a new school was built and opened in 2005, resulting in a modernized facility that replaced the aging mid-century building. Since reopening, the school has undergone selective improvements to maintain functionality and performance. A third-floor interior addition was completed in 2010, enhancing instructional space. Roofing over the cafeteria and gymnasium areas was replaced in 2015 to extend service life and improve building envelope performance. In November 2025, building control software was updated by new contractors, indicating continued investment in system optimization and operational efficiency. Overall, the building reflects consistent upkeep since its 2005 reconstruction.

### Architectural

The current facility, constructed in 2005, consists of contemporary educational design standards with masonry and modern façade elements. The building envelope appears to be in good overall condition, with roofing systems replaced over the cafeteria and gymnasium in 2015, while remaining roof sections appear serviceable. Interior finishes, including the third-floor addition completed in 2010, remain in satisfactory condition with no significant visible deficiencies. Doors, glazing systems, ceilings, and wall finishes appear well maintained. The layout supports standard elementary educational programming with dedicated spaces for classrooms, cafeteria, gymnasium, and administrative areas. Overall, both exterior and interior architectural components appear functional and well preserved.

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

The mechanical systems primarily date to the 2005 reconstruction, with ongoing updates to controls and software as recently as November 2025. The HVAC system consists of a combination of air handling units (AHUs), Variable Air Volume (VAV) systems, fan coil units, split systems, and Energy Recovery Units (ERUs) to improve ventilation efficiency. Heating is provided by gas-fired boilers. The mechanical equipment appears operational and generally maintained within expected service life parameters. Electrical systems, including distribution panels and lighting infrastructure, were installed during the 2005 rebuild and appear serviceable. Fire protection systems include a fire alarm panel and fire suppression systems installed at the time of reconstruction. Overall, the MEPF systems appear functional with no major visible deficiencies at the time of observation.

### Site

The site includes paved parking areas, pedestrian walkways, and recreational facilities. The athletic field was upgraded to synthetic turf in 2019, which appears to be in good condition and actively maintained. Site lighting and drainage systems appear functional. However, portions of the asphalt paving exhibit cracking, surface deterioration, and localized broken sections, indicating that repaving or significant patchwork will be required in the near term to prevent further degradation. Aside from pavement concerns, the overall site condition appears well maintained and consistent with the age of the facility improvements.

### Recommended Additional Studies

No additional studies recommended at this time.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.530290.



## Immediate Needs

There are no immediate needs to report.



### Key Findings



#### Sidewalk in Poor Condition.

Concrete, Large Areas  
Site Somerset Elementary School Site

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

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$55,800

**\$\$\$\$**

Need pavement for throughout the sidewalks for their better lifespan. - AssetCALC ID: 10320623



#### Parking Lots in Poor Condition.

Pavement, Asphalt  
Site Somerset Elementary School Site

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

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$25,900

**\$\$\$\$**

Asphalt pavement exhibits cracks, surface deterioration, and localized depressions. - AssetCALC ID: 10320626



#### Sink/Lavatory in Failed Condition.

Service Sink, Wall-Hung  
Somerset Elementary School Somerset  
Elementary School Lower level boys Restroom

Uniformat Code: D2010  
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

**\$\$\$\$**

A wall-hung sink in the boys' restroom located on the lower level was observed to be broken. The fixture is damaged and not fully functional and should be repaired or replaced. - AssetCALC ID: 10320161



#### Foodservice Equipment in Failed Condition.

Walk-In, Freezer  
Somerset Elementary School Somerset  
Elementary School Kitchen

Uniformat Code: E1030  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$25,000

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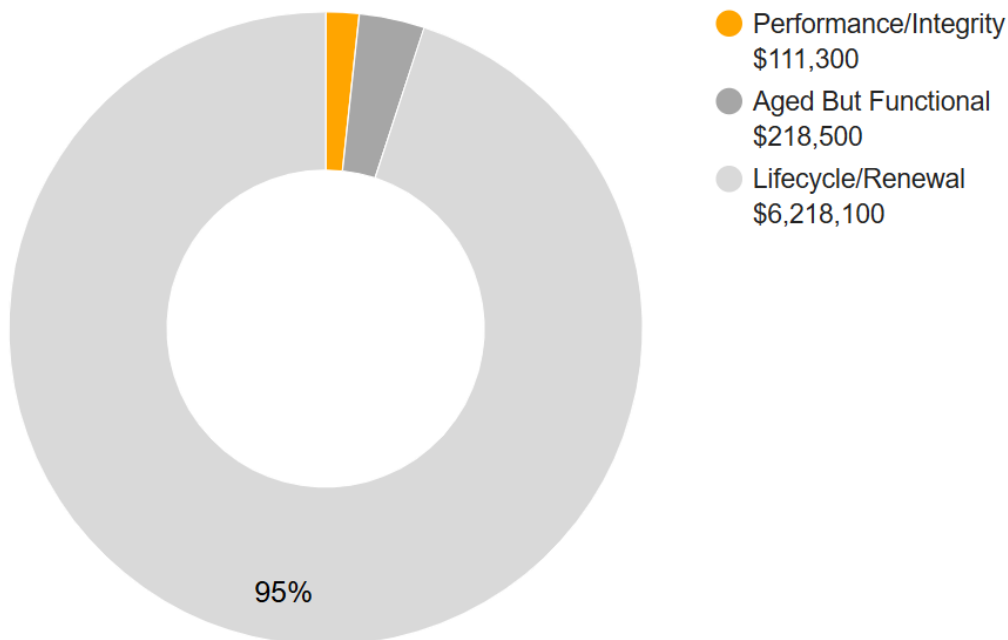
Freezer is in poor condition; it does not cool properly and the temperature is reportedly high all the time. - AssetCALC ID: 10320224

## Plan Types

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

### Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$6,547,900

## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	5811 Warwick Place, Chevy Chase, MD 20815	
<b>GPS Coordinates</b>	38.968923, -77.0924117	
<b>Constructed/Renovated</b>	1949 / 2005	
<b>Building Area</b>	80,122 SF	
<b>Number of Stories</b>	3 above grades with 1 below-grade basement level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Hip construction with asphalt shingles roofing Secondary: Flat construction with single-ply EPDM membrane roofing	Fair
<b>Interiors</b>	Walls: Glazed CMU, ceramic tile Floors: Carpet, VCT, faux ceramic tile, quarry tile, wood strip Ceilings: ACT	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 3 floors	Fair

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers, air handlers feeding VAV, fan coil and cabinet terminal units Non-Central System: Packaged units & Split-system heat pumps Supplemental components: Ductless split systems	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
<b>Electrical</b>	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building.	
<b>Areas Observed</b>	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term</b>	<b>Near Term</b>	<b>Med Term</b>	<b>Long Term</b>	<b>TOTAL</b>
		<b>(1-2 yr)</b>	<b>(3-5 yr)</b>	<b>(6-10 yr)</b>	<b>(11-20 yr)</b>	
Structure	-	-	-	-	-	-
Facade	-	-	-	\$79,700	\$1,332,300	\$1,412,000
Roofing	-	-	-	\$325,400	-	\$325,400
Interiors	-	-	\$503,200	\$436,500	\$1,135,700	\$2,075,400
Conveying	-	-	\$10,100	-	\$15,800	\$25,900
Plumbing	-	\$1,400	-	\$148,600	\$808,700	\$958,800
HVAC	-	-	\$1,084,900	\$1,549,600	\$815,100	\$3,449,600
Fire Protection	-	-	-	\$120,800	\$723,500	\$844,300
Electrical	-	-	\$609,100	\$178,700	\$640,100	\$1,427,900
Fire Alarm & Electronic Systems	-	-	\$424,900	\$460,100	\$2,900	\$887,900
Equipment & Furnishings	-	\$25,800	\$85,300	\$179,600	\$85,700	\$376,300
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$27,200</b>	<b>\$2,717,500</b>	<b>\$3,478,900</b>	<b>\$5,559,900</b>	<b>\$11,783,500</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	4.14 acres	
<b>Parking Spaces</b>	32 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
<b>Site Development</b>	Building-mounted signage; chain link fencing Playgrounds and sports field with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout boundary	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED	Fair
<b>Ancillary Structures</b>	None	--

Site Information	
<b>Site Accessibility</b>	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.
<b>Site Additional Studies</b>	No additional studies are currently recommended for the exterior site areas
<b>Site Areas Observed</b>	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
<b>Site Key Spaces Not Observed</b>	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	-	\$104,100	\$682,800	\$786,900
Site Pavement	-	\$84,100	\$41,400	-	-	\$125,500
Site Utilities	-	-	-	\$94,800	-	\$94,800
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$84,100</b>	<b>\$41,400</b>	<b>\$198,900</b>	<b>\$682,800</b>	<b>\$1,007,200</b>

## 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1949 / 2005	No	No
Main Building	1949 / 2005	No	No

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

## 5. Purpose and Scope

### Purpose

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

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

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

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

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

### Methodology

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

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

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

## Definitions

### Immediate Needs

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

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

### Replacement Reserves

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

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

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

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

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

## Key Findings

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

## 7. Certification

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 5811 Warwick Place, Chevy Chase, MD 20815, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

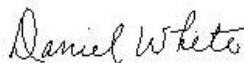
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Sonal George Issac  
Project Assessor

**Reviewed by:**



---

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## 8. Appendices

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



# Appendix A:

## Photographic Record

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## Photographic Overview



1 - FRONT ELEVATION



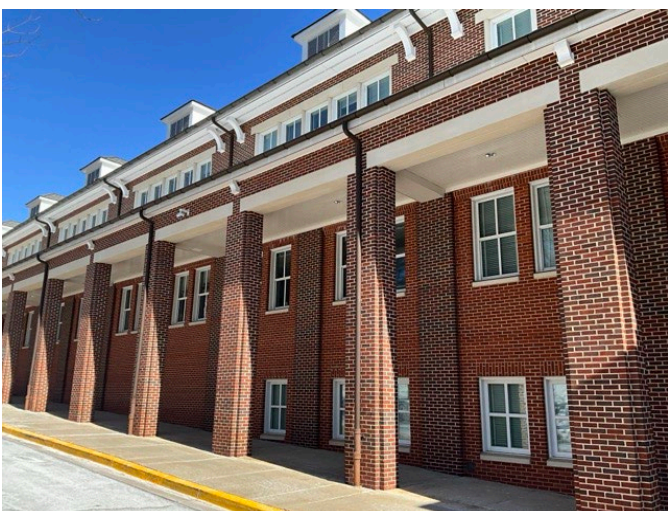
2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - BUILDING FACADE



6 - PRIMARY ROOF OVERVIEW

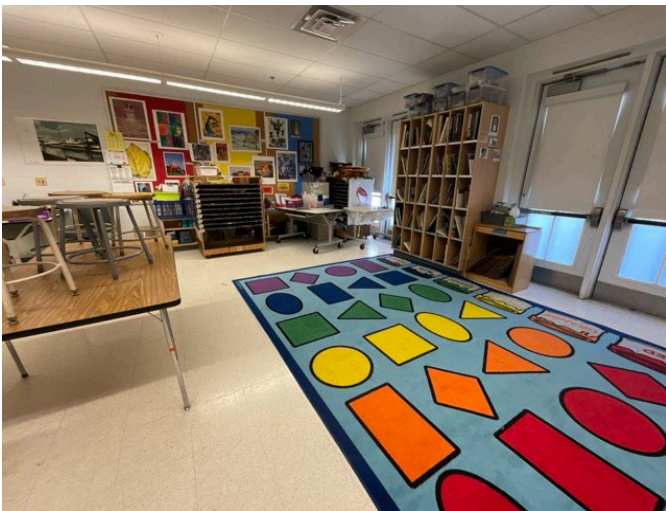
## Photographic Overview



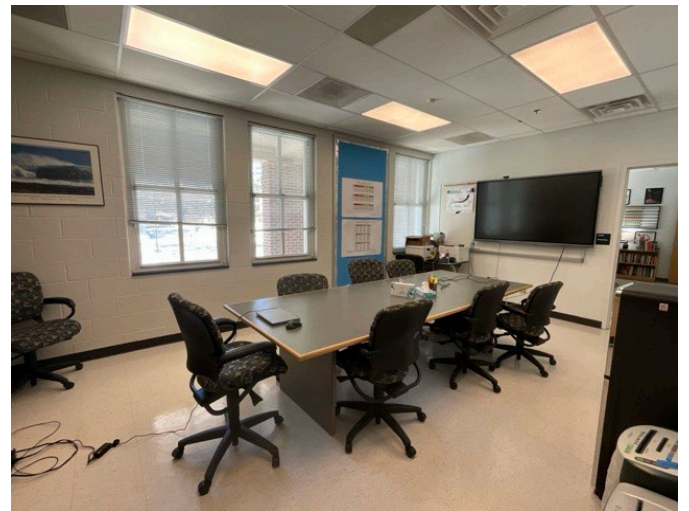
7 - STRUCTURAL OVERVIEW



8 - STAFF LOUNGE



9 - ART CLASSROOM



10 - CONFERENCE ROOM



11 - LIBRARY



12 - MUSIC ROOM

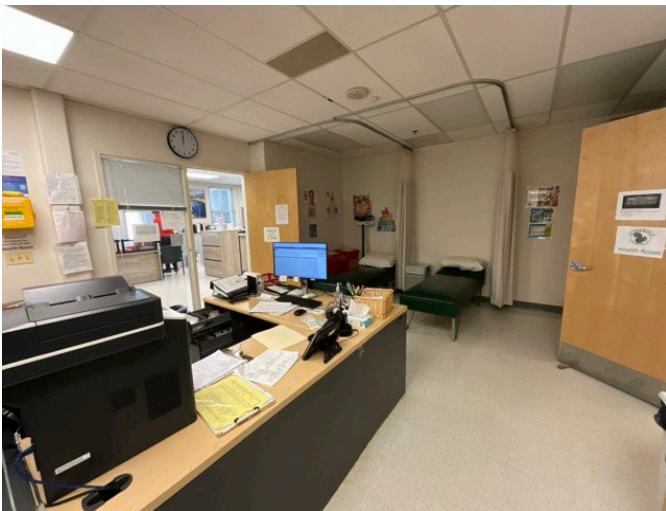
## Photographic Overview



13 - CAFETERIA



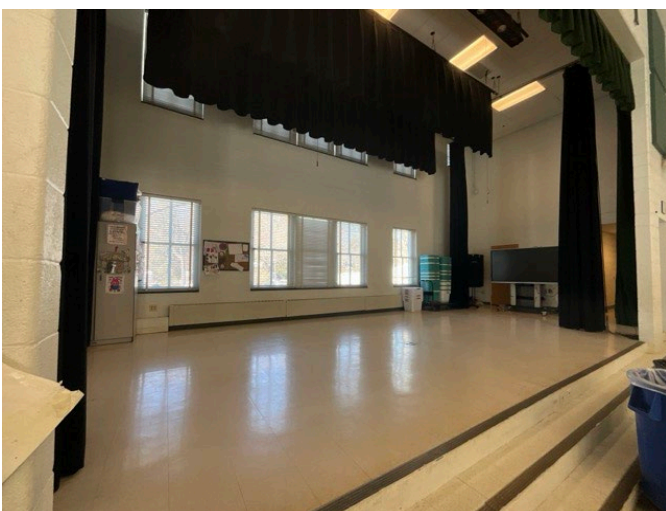
14 - MAIN OFFICE



15 - HEALTH ROOM



16 - HALLWAY



17 - STAGE



18 - GYMNASIUM



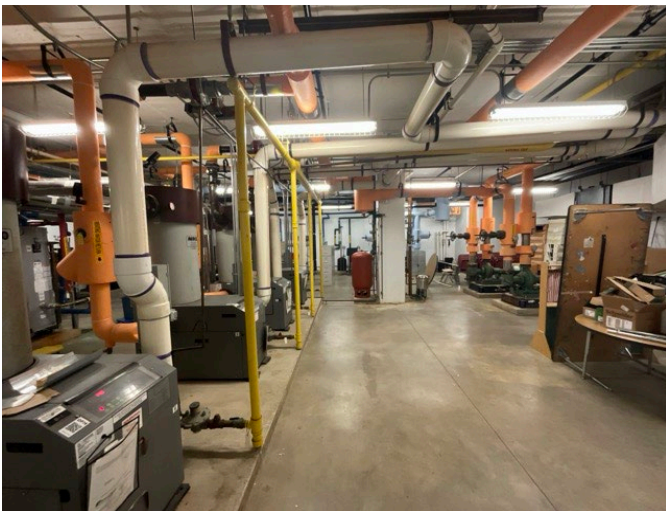
## Photographic Overview



19 - COMMERCIAL KITCHEN



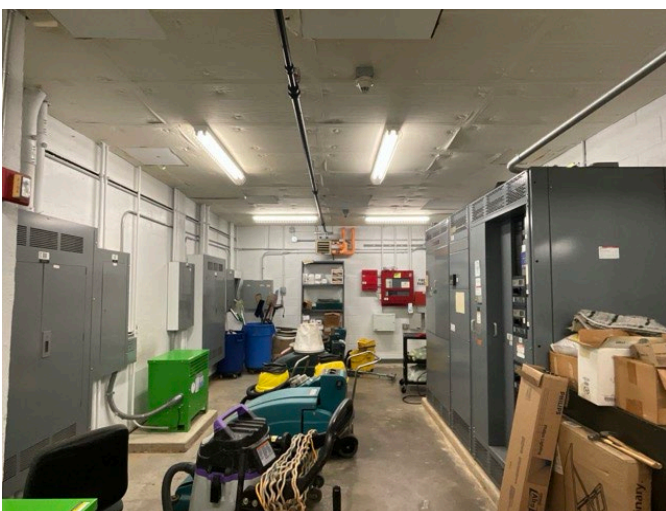
20 - RESTROOM FIXTURES



21 - MAIN MECHANICAL ROOM



22 - WATER HEATER



23 - MAIN ELECTRICAL ROOM



24 - EMERGENCY GENERATOR

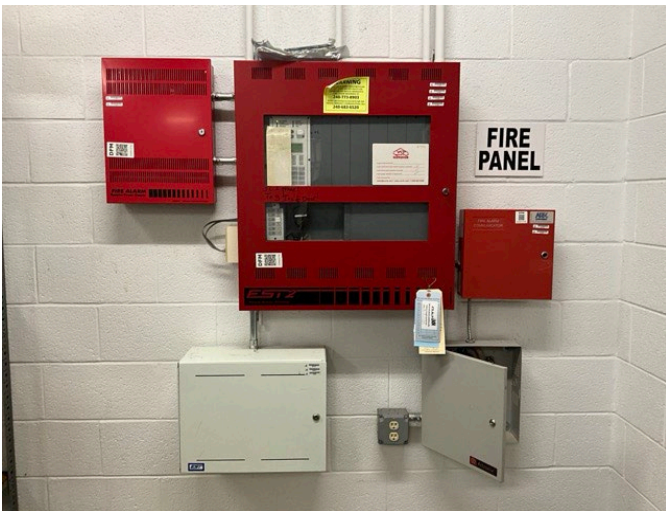
## Photographic Overview



25 - MAIN SWITCHGEAR



26 - ELEVATOR



27 - FIRE ALARM PANEL



28 - FIRE SPRINKLER RISER



29 - MAIN PARKING AREA



30 - SITE FURNISHINGS

## Appendix B:

### Site Plan(s)

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# Site Plan

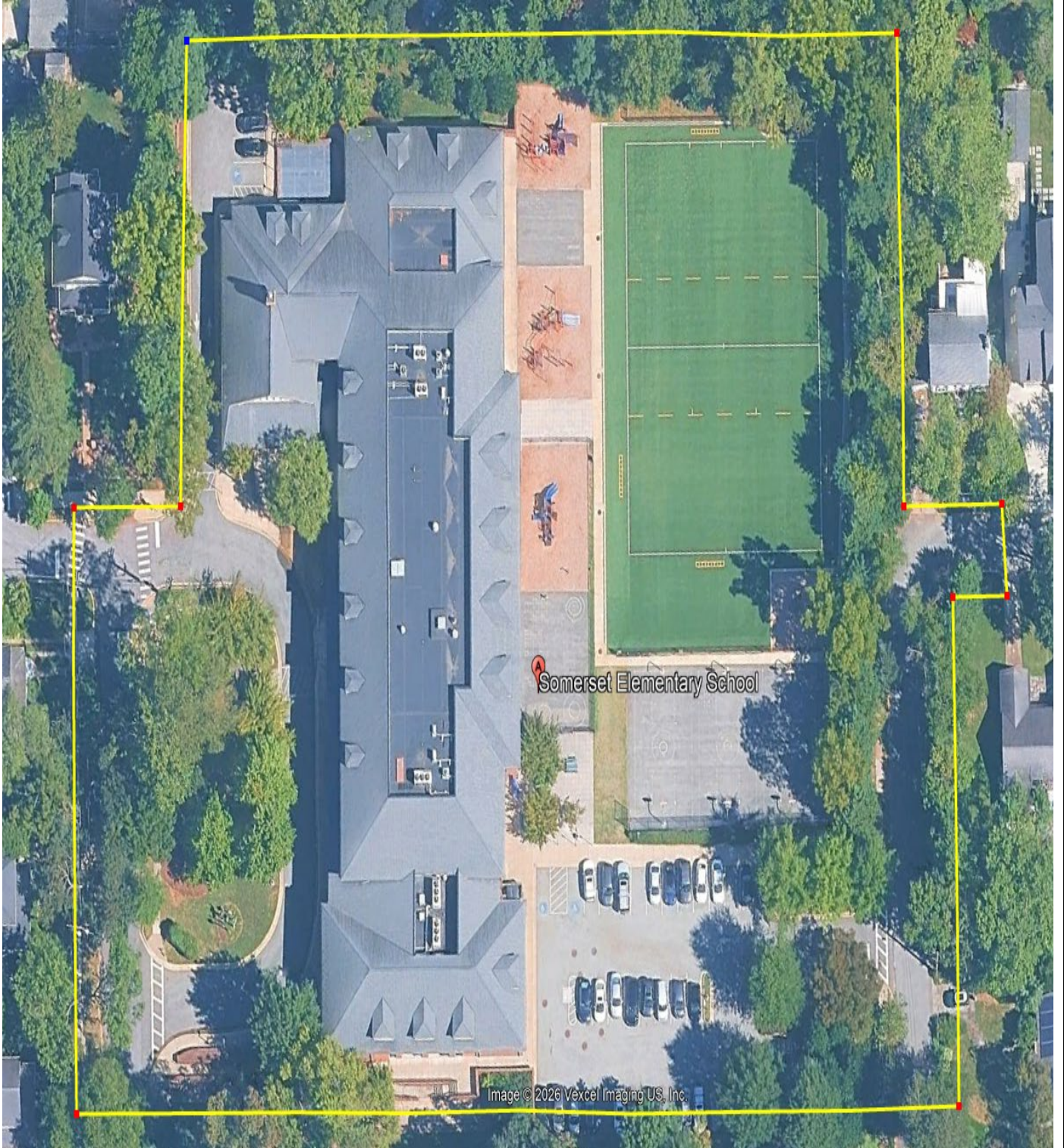




Image © 2026 Vexcel Imaging US, Inc.

 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b>	<b>Project Name</b>	
	172559.25R000-111.354	Somerset Elementary School	
	<b>Source</b>	<b>On-Site Date</b>	
	Google Earth	February 9, 2026	

## **Appendix C:** Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** Somerset Elementary School  
**Name of person completing form:** Bessie Abate  
**Title / Association with property:** Building Service Manager  
**Length of time associated w/ property:** 1 year  
**Date Completed:** 2/2/2026  
**Phone Number:** 240-740-1100  
**Method of Completion:** PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	1949/ then was demolished in 2003. Reopened in 2005		
2	Building size in SF	80,122		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2005	
		Roof	2015	The cafeteria and the gymnasium roofing were replaced in 2015
		Interiors	2016	
		HVAC	2025	Contractors came and updated the software as of November of 2025
		Electrical	2002/2003	
		Site Pavement		Not clearly documented. 1924-1925 As of 2019 the field was replaced with synthetic turf.
		Accessibility		unk
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	unk		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	A new bottom half of the chiller will be put in some time during the summer of 2026.		

6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Certain areas of the building need new flooring. Parts of flooring are lifting and causing the tile to crack.
---	---	---

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?		no			
8	Are there any wall, window, basement or roof leaks?		no			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	yes				Mold growing under the green flooring by back entrance. All green flooring by entrances needs to be replaced. They are cracking.
10	Are your elevators unreliable, with frequent service calls?		no			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	yes				Clogging in toilets.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		no			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	yes				Windows are poorly insulated. Entry of doorways are poorly insulated.
14	Is the electrical service outdated, undersized, or otherwise problematic?			unk		
15	Are there any problems or inadequacies with exterior lighting?	yes				The lighting outside going around the building is not up to date. Staff have problems seeing when leaving the building in the evening.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		no			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		no			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.			unk		
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			unk		
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		no			

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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Somerset Elementary School

BV Project Number: 172559.25R000-111.354

### 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



CURB CUT



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



MAIN ENTRANCE



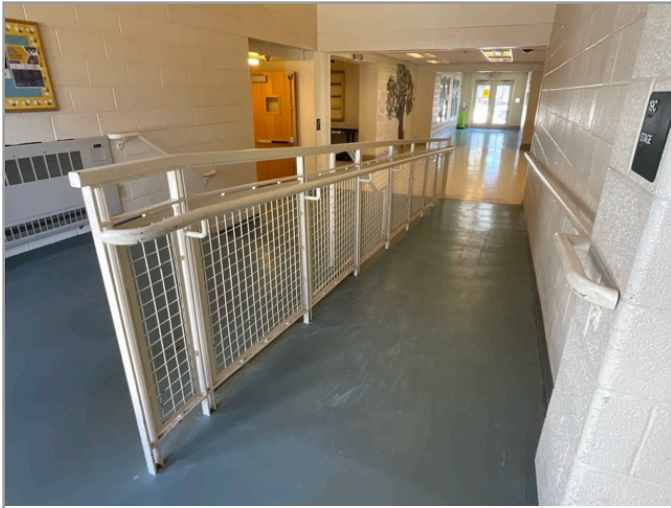
AUTOMATIC DOOR OPENER

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			

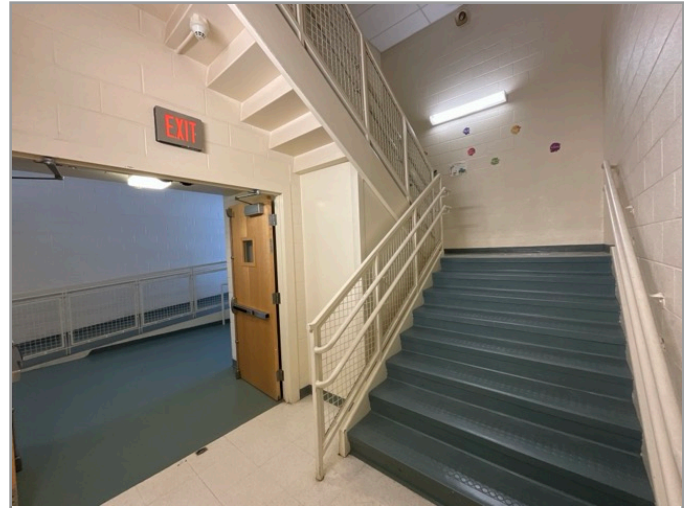
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



STAIR RAILS

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 CABS



EMERGENCY CALL PANEL

	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



BREAKROOM OVERVIEW



SINK CLEARANCE

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

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

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## Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout Building	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings	21,500 LF	56	10320164
A4020	Throughout Building	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	21,300 SF	55	10320149
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	24,600 SF	7	10320236
B2020	Building Exterior	Fair	Glazing, any type by SF	17,500 SF	11	10320263
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	10	10320223
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	10320286
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	7,180 SF	8	10320235
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	29,570 SF	10	10320246
<b>Interiors</b>						
C1030	Hallways & Common Areas	Fair	Interior Door, Wood, Solid-Core Decorative High-End	6	18	10320171
C1030	Main Entrance & 3rd Floor	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	6	20	10320214
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	26	20	10320143
C1030	Main Entrance	Fair	Interior Door, Steel, w/ Extensive Glazing	1	20	10320245
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	95	20	10320289
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	64,100 SF	5	10320283
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	29	7	10320197
C1090	Hallway	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	55 LF	12	10320215
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	7,100 SF	20	10320287

## Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	136,000 SF	4	10320262
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	65,032 SF	6	10320154
C2030	Gymnasium	Fair	Flooring, Wood, Strip	4,800 SF	11	10320291
C2030	Restrooms	Fair	Flooring, Ceramic Tile	6,840 SF	20	10320253
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	6	10320274
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,050 SF	30	10320275
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,800 SF	4	10320260
<b>Conveying</b>						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard, 3500 TON	1	4	10320307
<b>Plumbing</b>						
D2010	Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	36	10	10320285
D2010	Restrooms	Fair	Urinal, Standard	13	10	10320271
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	22	15	10320297
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	10320217
D2010	Mechanical Room	Fair	Boiler, Gas, Domestic, 250 MBH	1	17	10320259
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	32	10	10320147
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	5	8	10320298
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	80,122 SF	20	10320152
D2010	Lower level boys Restroom	Failed	Sink/Lavatory, Service Sink, Wall-Hung	1	1	10320161
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	10	10320238
<b>HVAC</b>						
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-2]	1	3	10320186
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 70 GAL	1	18	10320192

**Component Condition Report | Somerset Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-5]	1	4	10320256
D3020	6C	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-3]	1	3	10320273
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-1]	1	3	10320182
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 4 GAL	1	15	10320308
D3020	6B	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-4]	1	3	10320244
D3020	Hallway	Fair	Unit Heater, Electric, 11 to 20 KW, Inaccessible [WUH-1]	1	3	10320227
D3020	201	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible	1	4	10320278
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1000 MBH [B-2]	1	10	10320248
D3020	202	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-8]	1	4	10320169
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	10	10320269
D3020	22	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible [PUH-6]	1	4	10320155
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1000 MBH [B-3]	1	10	10320177
D3020	222A	Fair	Unit Heater, Electric, 10 kW [CUH-21]	1	4	10320233
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 5 GAL [EXP-2]	1	20	10320252
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 70 GAL	1	28	10320240
D3020	Mechanical Room	Fair	Heat Exchanger, Shell & Tube, HVAC, 41 - 75 GPM	1	15	10320196
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 35 GAL	1	20	10320198
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1000 MBH [B-4]	1	10	10320172
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1000 MBH [B-1]	1	10	10320288
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, 3 TON	85	5	10320265
D3030	204	Fair	Fan Coil Unit, Split System DX, Interior Unit, 3 to 3.5 TON, 3.5 TON [FCU-1]	1	3	10320280
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON [HP-1]	1	3	10320306
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-2]	1	3	10320258
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON [ACCU-7]	1	3	10320211

**Component Condition Report | Somerset Elementary School / Main Building**

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Exterior Chiller Space	Fair	Chiller, Air-Cooled, 151 to 200 TON, 160 TON [CH-1]	1	6	10320294
D3030	Roof	Fair	Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, 5 TON [ACCU-1]	1	3	10320163
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON [ACCU-6]	1	3	10320179
D3030	Roof	Fair	Ductless Mini-Split, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, 3.5 TON	1	8	10320162
D3030	Exterior Chiller Space	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON	1	4	10320207
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	8	10320284
D3030	Mechanical Room	Fair	Chilled Water, Chemical Feed Dosing System	1	5	10320220
D3050	321	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [FCU-1]	1	9	10320216
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON [ACCU-2]	1	3	10320290
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-4]	1	5	10320295
D3050	147	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 1200 CFM [AHU-6]	1	4	10320264
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 15 HP [P-1]	1	5	10320304
D3050	22	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [AHU-2]	1	5	10320272
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	80,122 SF	10	10320300
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-3]	1	5	10320249
D3050	202	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 5000 CFM [AHU-3]	1	10	10320189
D3050	224	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, 1400 CFM [FCU-2]	1	8	10320153
D3050	147	Fair	Air Handler, Interior AHU, Built-Up, 8001 to 10000 CFM, 8800 CFM, Renovate [AHU-4]	1	4	10320254
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 15 HP [P-2]	1	5	10320247
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	80,122 SF	20	10320229
D3050	Hallway	Fair	Variable Air Volume Unit, VAV Box, 400 CFM	1	5	10320145
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	80,122 SF	10	10320203
D3050	201	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [AHU-5]	1	5	10320170
D3050	202	Fair	Air Handler, Interior AHU, Packaged, 1201 to 2400 CFM, 1600 CFM [AHU-1]	1	5	10320194

## Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 16 to 20 TON, 16 TON [ACCU-3]	1	4	10320302
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 28 TON [ACCU-4]	1	3	10320205
D3060	Workroom	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-14]	1	4	10320144
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2555 CFM [PRV-3]	1	5	10320209
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1700 CFM [PRV-5]	1	5	10320305
D3060	201	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-29]	1	4	10320266
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2385 CFM [PRV-4]	1	5	10320202
D3060	206	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-25]	1	6	10320199
D3060	22	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1100 CFM	1	4	10320281
D3060	147	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-20]	1	5	10320242
D3060	224	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-27]	1	5	10320303
D3060	147	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [KEF-1]	1	5	10320226
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [PRV-2]	1	5	10320228
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 8600 CFM [INTAKE HOOD 1]	1	5	10320222
D3060	224	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-1]	1	6	10320146
D3060	Mechanical Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM	1	5	10320181
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [PRV-1]	1	5	10320299
D3060	Mechanical Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM [SAF-1]	1	6	10320190
D3060	202	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	5	10320204
D3060	121	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-16]	1	3	10320239
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3885 CFM [INTAKE HOOD 2]	1	5	10320188
<b>Fire Protection</b>						
D4010	6C	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	10	10320276
D4010	6C	Fair	Backflow Preventer, Fire Suppression, 2 IN	1	10	10320270

## Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	80,122 SF	6	10320251
D4010	6C	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	80,122 SF	20	10320213
<b>Electrical</b>						
D5010	Mechanical Room	Fair	Generator, Gas or Gasoline, 100 KW	1	6	10320156
D5010	6B	Fair	Automatic Transfer Switch, ATS, 400 AMP [TRANSFORMER #2]	1	8	10320231
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS, 600 AMP [TRANSFORMER #1]	1	11	10320167
D5020	30	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10320218
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	10	10320282
D5020	6B	Fair	Distribution Panel, 277/480 V, 800 AMP [MDPLR]	1	10	10320183
D5020	6B	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	10320268
D5020	200	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	10320178
D5020	6B	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	10320241
D5020	121	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10320148
D5020	6B	Fair	Distribution Panel, 277/480 V, 800 AMP [MDP1]	1	10	10320210
D5020	121	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10320195
D5020	6B	Fair	Switchboard, 277/480 V, 2000 AMP	1	20	10320292
D5020	30	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10320175
D5020	121	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	29	10320221
D5020	305	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	10	10320184
D5020	30	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	29	10320151
D5020	200	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	29	10320187
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-4]	1	3	10320158
D5030	147	Fair	Variable Frequency Drive, VFD, by HP of Motor, 3 HP, Replace/Install [VFD-7]	1	4	10320293
D5030	22	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-2]	1	3	10320208

## Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	22	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	5	10320237
D5030	202	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-5]	1	5	10320225
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	80,122 SF	20	10320200
D5030	202	Fair	Motor, AHU or Pump, 2 HP	1	5	10320193
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [VFD-3]	1	3	10320173
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 2 HP	1	3	10320301
D5030	202	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [VFD-6]	1	4	10320168
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,300 SF	5	10320191
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	80,122 SF	4	10320160
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	13	3	10320201
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	80,122 SF	5	10320165
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	80,122 SF	3	10320257
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	80,122 SF	8	10320232
D7050	6B	Fair	Fire Alarm Panel, Fully Addressable	1	6	10320255
D7050	Main Entrance	Fair	Fire Alarm Panel, Annunciator	1	5	10320267
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	80,122 SF	5	10320243
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades	80,122 SF	6	10969578
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10320157
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10320206
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10320159
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10320261
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	10320296

### Component Condition Report | Somerset Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10320180
E1030	Kitchen	Failed	Foodservice Equipment, Walk-In, Freezer	1	1	10320224
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10320250
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	7	10320185
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	4	10320219
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10320174
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10320176
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	6	10320212
E1060	Healthcare room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10320230
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10320166
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10320234
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	10	10320150
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,300 SF	4	10320277
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	350 LF	8	10320279

### Component Condition Report | Somerset Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,500 SF	4	10320621
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	4,700 SF	1	10320626
G2030	Site	Poor	Sidewalk, Concrete, Large Areas	6,200 SF	1	10320623
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	10320633
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	9	10320634
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	10320630

**Component Condition Report | Somerset Elementary School / Site**

<b>UF L3 Code</b>	<b>Location</b>	<b>Condition</b>	<b>Component/Attributes/Capacity</b>	<b>Quantity</b>	<b>RUL</b>	<b>ID</b>
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	10	10320622
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	8	10320619
<b>Sitework</b>						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	10320627
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	5	8	10320628
G2060	Site	Fair	Park Bench, Metal Powder-Coated	7	10	10320629
G2060	Site	Fair	Retaining Wall, Brick/Stone	2,500 SF	20	10320624
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	9	10320625
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	3	14	10320632
G2060	Site	Fair	Flagpole, Metal	1	12	10320631
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 WATT, Replace/Install	11	8	10320620

## Appendix F: Replacement Reserves

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Replacement Reserves Report



4/30/2026

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	
Somerset Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Somerset Elementary School / Main Building	\$0	\$27,192	\$0	\$311,838	\$846,353	\$1,559,369	\$1,082,761	\$91,879	\$486,907	\$2,179	\$1,815,204	\$1,466,596	\$39,208	\$12,159	\$326,719	\$160,594	\$28,885	\$37,189	\$79,087	\$69,965	\$3,339,473	\$11,783,558	
Somerset Elementary School / Site	\$0	\$84,100	\$0	\$0	\$41,362	\$0	\$0	\$0	\$149,226	\$16,179	\$33,464	\$0	\$3,564	\$0	\$2,723	\$44,402	\$0	\$0	\$0	\$0	\$632,139	\$1,007,158	
<b>Grand Total</b>	<b>\$0</b>	<b>\$111,292</b>	<b>\$0</b>	<b>\$311,838</b>	<b>\$887,716</b>	<b>\$1,559,369</b>	<b>\$1,082,761</b>	<b>\$91,879</b>	<b>\$636,133</b>	<b>\$18,358</b>	<b>\$1,848,667</b>	<b>\$1,466,596</b>	<b>\$42,773</b>	<b>\$12,159</b>	<b>\$329,442</b>	<b>\$204,996</b>	<b>\$28,885</b>	<b>\$37,189</b>	<b>\$79,087</b>	<b>\$69,965</b>	<b>\$3,971,612</b>	<b>\$12,790,716</b>	

Somerset Elementary School

Somerset Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
B2010	Building Exterior	10320236	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	24600	SF	\$1.86	\$45,756																					\$45,756			
B2020	Building Exterior	10320263	Glazing, any type by SF, Replace	30	19	11	17500	SF	\$55.00	\$962,500																\$962,500						\$962,500		
B2050	Building Exterior	10320223	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	12	EA	\$1,300.00	\$15,600																\$15,600						\$15,600		
B2050	Building Exterior	10320286	Exterior Door, Steel, Standard, Replace	30	20	10	3	EA	\$600.00	\$1,800																\$1,800						\$1,800		
B3010	Roof	10320246	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	20	10	29570	SF	\$5.67	\$167,662																\$167,662						\$167,662		
B3010	Roof	10320235	Roofing, Single-Ply Membrane, EPDM, Replace	20	12	8	7180	SF	\$11.00	\$78,980																						\$78,980		
C1030	Hallways & Common Areas	10320171	Interior Door, Wood, Solid-Core Decorative High-End, Replace	40	22	18	6	EA	\$1,500.00	\$9,000																			\$9,000			\$9,000		
C1030	Main Entrance & 3rd Floor	10320214	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	6	EA	\$2,100.00	\$12,600																						\$12,600	\$12,600	
C1030	Throughout Building	10320143	Interior Door, Steel, Standard, Replace	40	20	20	26	EA	\$600.00	\$15,600																						\$15,600	\$15,600	
C1030	Main Entrance	10320245	Interior Door, Steel, w/ Extensive Glazing, Replace	40	20	20	1	EA	\$950.00	\$950																						\$950	\$950	
C1030	Throughout Building	10320289	Interior Door, Wood, Solid-Core, Replace	40	20	20	95	EA	\$700.00	\$66,500																						\$66,500	\$66,500	
C1070	Throughout Building	10320283	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	64100	SF	\$3.50	\$224,350																						\$224,350	\$224,350	
C1090	Restrooms	10320197	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	29	EA	\$750.00	\$21,750																							\$21,750	\$21,750
C1090	Hallway	10320215	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	55	LF	\$500.00	\$27,500																							\$27,500	\$27,500
C2010	Restrooms	10320287	Wall Finishes, Ceramic Tile, Replace	40	20	20	7100	SF	\$18.00	\$127,800																							\$127,800	\$127,800
C2010	Throughout Building	10320262	Wall Finishes, any surface, Prep & Paint	10	6	4	136000	SF	\$1.50	\$204,000					\$204,000																		\$204,000	\$408,000
C2030	Restrooms	10320253	Flooring, Ceramic Tile, Replace	40	20	20	6840	SF	\$18.00	\$123,120																							\$123,120	\$123,120
C2030	Gymnasium	10320291	Flooring, Wood, Strip, Replace	30	19	11	4800	SF	\$15.00	\$72,000																							\$72,000	\$72,000
C2030	Throughout Building	10320154	Flooring, Vinyl Tile (VCT), Replace	15	9	6	65032	SF	\$5.00	\$325,160																							\$325,160	\$325,160
C2030	Library	10320274	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2400	SF	\$7.50	\$18,000																							\$18,000	\$36,000
C2050	Gymnasium	10320260	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	4800	SF	\$2.50	\$12,000					\$12,000																		\$12,000	\$24,000
D1010	Elevator	10320307	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000	\$18,000
D2010	Mechanical Room	10320259	Boiler, Gas, Domestic, Replace	25	8	17	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D2010	Mechanical Room	10320238	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	\$3,200.00	\$3,200																							\$3,200	\$3,200
D2010	Throughout Building	10320152	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	80122	SF	\$5.00	\$400,610																							\$400,610	\$400,610
D2010	Lower level boys Restroom	10320161	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	\$1,400.00	\$1,400					\$1,400																		\$1,400	\$1,400
D2010	Hallways & Common Areas	10320298	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	5	EA	\$1,500.00	\$7,500																							\$7,500	\$7,500
D2010	Classrooms	10320285	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	36	EA	\$1,200.00	\$43,200																							\$43,200	\$43,200
D2010	Restrooms	10320271	Urinal, Standard, Replace	30	20	10	13	EA	\$1,100.00	\$14,300																							\$14,300	\$14,300
D2010	Kitchen	10320217	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	\$1,200.00	\$1,200																							\$1,200	\$1,200
D2010	Restrooms	10320147	Toilet, Commercial Water Closet, Replace	30	20	10	32	EA	\$1,300.00	\$41,600																							\$41,600	\$41,600
D2010	Restrooms	10320297	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	20	15	22	EA	\$1,400.00	\$30,800																							\$30,800	\$30,800
D3020	Mechanical Room	10320248	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800
D3020	Mechanical Room	10320177	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800
D3020	Mechanical Room	10320172	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800
D3020	Mechanical Room	10320288	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	\$33,800.00	\$33,800																							\$33,800	\$33,800
D3020	Mechanical Room	10320196	Heat Exchanger, Shell & Tube, HVAC, Replace	35	20	15	1	EA	\$18,000.00	\$18,000																							\$18,000	\$18,000
D3020	Mechanical Room	10320186	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	17	3	1	EA	\$2,341.00	\$2,341					\$2,341																		\$2,341	\$2,341
D3020	6C	10320273	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	17	3	1	EA	\$2,341.00	\$2,341					\$2,341																		\$2,341	\$2,341
D3020	Mechanical Room	10320182	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	17	3	1	EA	\$2,341.00	\$2,341					\$2,341																		\$2,341	\$2,341
D3020	6B	10320244	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	17	3	1	EA	\$2,341.00	\$2,341					\$2,341																		\$2,341	\$2,341
D3020	Hallway	10320227	Unit Heater, Electric, 11 to 20 KW, Replace	20</																														



Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	202	10320204	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200
D3060	Roof	10320188	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	20	5	1	EA	\$3,000.00	\$3,000						\$3,000																\$3,000
D3060	206	10320199	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	\$1,400.00	\$1,400							\$1,400															\$1,400
D3060	Mechanical Room	10320190	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	\$2,400.00	\$2,400							\$2,400															\$2,400
D3060	224	10320146	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	14	6	1	EA	\$33,000.00	\$33,000							\$33,000															\$33,000
D4010	Throughout Building	10320251	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	80122	SF	\$1.07	\$85,731							\$85,731															\$85,731
D4010	6C	10320276	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	\$10,500.00	\$10,500											\$10,500											\$10,500
D4010	6C	10320270	Backflow Preventer, Fire Suppression, Replace	30	20	10	1	EA	\$3,200.00	\$3,200											\$3,200											\$3,200
D4010	6C	10320213	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	20	20	80122	SF	\$5.00	\$400,610																				\$400,610	\$400,610	
D5010	Mechanical Room	10320156	Generator, Gas or Gasoline, Replace	25	19	6	1	EA	\$66,000.00	\$66,000							\$66,000															\$66,000
D5010	6B	10320231	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000
D5010	Mechanical Room	10320167	Automatic Transfer Switch, ATS, Replace	25	14	11	1	EA	\$25,000.00	\$25,000											\$25,000											\$25,000
D5020	Mechanical Room	10320282	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,000.00	\$6,000											\$6,000											\$6,000
D5020	6B	10320268	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600
D5020	200	10320178	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600
D5020	6B	10320241	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600
D5020	305	10320184	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	\$6,700.00	\$6,700											\$6,700											\$6,700
D5020	6B	10320292	Switchboard, 277/480 V, Replace	40	20	20	1	EA	\$90,000.00	\$90,000																				\$90,000	\$90,000	
D5020	6B	10320183	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
D5020	6B	10320210	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
D5030	Throughout Building	10320200	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	80122	SF	\$2.50	\$200,305																			\$200,305	\$200,305		
D5030	Mechanical Room	10320158	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300
D5030	22	10320208	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300
D5030	Mechanical Room	10320173	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	17	3	1	EA	\$5,300.00	\$5,300				\$5,300																		\$5,300
D5030	Mechanical Room	10320301	Motor, AHU or Pump, Replace	18	15	3	1	EA	\$1,500.00	\$1,500				\$1,500																		\$1,500
D5030	147	10320293	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$5,300.00	\$5,300					\$5,300																	\$5,300
D5030	202	10320168	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	16	4	1	EA	\$5,300.00	\$5,300					\$5,300																	\$5,300
D5030	22	10320237	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000
D5030	202	10320225	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300
D5030	202	10320193	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500
D5040	Building Exterior	10320201	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	13	EA	\$400.00	\$5,200				\$5,200																		\$5,200
D5040	Throughout Building	10320160	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	80122	SF	\$5.00	\$400,610																						\$400,610
D5040	Stage	10320191	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	15	5	1300	SF	\$30.00	\$39,000																						\$39,000
D5040	Throughout Building	10320165	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	80122	SF	\$0.65	\$52,079															\$52,079							\$104,159
D6060	Throughout Building	10320257	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	17	3	80122	SF	\$1.65	\$132,201				\$132,201																		\$132,201
D7030	Throughout Building	10320232	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	80122	SF	\$2.00	\$160,244									\$160,244													\$160,244
D7050	Main Entrance	10320267	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	\$1,580.00	\$1,580							\$1,580													\$1,580	\$3,160	
D7050	Throughout Building	10320243	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	80122	SF	\$3.00	\$240,366							\$240,366															\$240,366
D7050	6B	10320255	Fire Alarm Panel, Fully Addressable, Replace	15	9	6	1	EA	\$15,000.00	\$15,000							\$15,000															\$15,000
D8010	Throughout	10969578	BAS/HVAC Controls, Basic System or Legacy Upgrades, Replace	15	9	6	80122	SF	\$2.50	\$200,305							\$200,305															\$200,305
E1030	Kitchen	10320224	Foodservice Equipment, Walk-In, Freezer, Replace	20	19	1	1	EA	\$25,000.00	\$25,000		\$25,000																				\$25,000
E1030	Kitchen	10320206	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Kitchen	10320180	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560
E1030	Kitchen	10320174	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Kitchen	10320176	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Kitchen	10320159	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600			\$9,200
E1030	Kitchen	10320250	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	\$2,700.00	\$2,700					\$2,700														\$2,700			\$5,400
E1030	Kitchen	10320219	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	\$3,300.00	\$3,300					\$3,300														\$3,300			\$6,600
E1030	Kitchen	10320261	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000																						

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1060	Healthcare room	10320230	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600																\$600	\$1,200	
E1060	Staff lounge	10320166	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600																\$600	\$1,200	
E1060	Staff lounge	10320234	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	\$600.00	\$600				\$600																\$600	\$1,200	
E1070	Stage	10320277	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	1300	SF	\$13.00	\$16,900				\$16,900															\$16,900	\$33,800		
E1070	Gymnasium	10320150	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	20	10	6	EA	\$3,580.00	\$21,480											\$21,480										\$21,480	
E2010	Classrooms	10320279	Casework, Cabinetry, Standard, Replace	20	12	8	350	LF	\$300.00	\$105,000									\$105,000												\$105,000	
<b>Totals, Unescalated</b>											\$0	\$26,400	\$0	\$285,376	\$751,974	\$1,345,125	\$906,796	\$74,706	\$384,369	\$1,670	\$1,350,682	\$1,059,500	\$27,500	\$8,280	\$216,000	\$103,079	\$18,000	\$22,500	\$46,455	\$39,900	\$1,848,985	\$8,517,297
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$27,192	\$0	\$311,838	\$846,353	\$1,559,369	\$1,082,761	\$91,879	\$486,907	\$2,179	\$1,815,204	\$1,466,596	\$39,208	\$12,159	\$326,719	\$160,594	\$28,885	\$37,189	\$79,087	\$69,965	\$3,339,473	\$11,783,558

Somerset Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site	10320626	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-1	1	4700	SF	\$5.50	\$25,850	\$25,850																				\$25,850	
G2020	Site	10320621	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	10500	SF	\$3.50	\$36,750				\$36,750																	\$36,750	
G2030	Site	10320623	Sidewalk, Concrete, Large Areas, Replace	50	49	1	6200	SF	\$9.00	\$55,800	\$55,800																				\$55,800	
G2050	Site	10320630	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	\$4,750.00	\$28,500															\$28,500						\$28,500	
G2050	Site	10320633	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000								\$20,000													\$20,000	
G2050	Site	10320619	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000								\$20,000													\$20,000	
G2050	Site	10320634	Play Structure, Multipurpose, Small, Replace	20	11	9	1	EA	\$10,000.00	\$10,000								\$10,000													\$10,000	
G2050	Site	10320622	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000									\$20,000												\$20,000	
G2060	Site	10320628	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	5	EA	\$600.00	\$3,000								\$3,000													\$3,000	
G2060	Site	10320627	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	\$700.00	\$700									\$700												\$700	
G2060	Site	10320629	Park Bench, Metal Powder-Coated, Replace	20	10	10	7	EA	\$700.00	\$4,900									\$4,900												\$4,900	
G2060	Site	10320632	Bike Rack, Fixed 1-5 Bikes, Replace	20	6	14	3	EA	\$600.00	\$1,800														\$1,800							\$1,800	
G2060	Site	10320631	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,500.00	\$2,500											\$2,500										\$2,500	
G2060	Site	10320624	Retaining Wall, Brick/Stone, Replace	40	20	20	2500	SF	\$140.00	\$350,000																			\$350,000	\$350,000		
G2060	Site	10320625	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	11	9	1	EA	\$1,700.00	\$1,700								\$1,700													\$1,700	
G4050	Site	10320620	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	12	8	11	EA	\$6,800.00	\$74,800								\$74,800													\$74,800	
<b>Totals, Unescalated</b>											\$0	\$81,650	\$0	\$0	\$36,750	\$0	\$0	\$0	\$117,800	\$12,400	\$24,900	\$0	\$2,500	\$0	\$1,800	\$28,500	\$0	\$0	\$0	\$0	\$350,000	\$656,300
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$84,100	\$0	\$0	\$41,362	\$0	\$0	\$0	\$149,226	\$16,179	\$33,464	\$0	\$3,564	\$0	\$2,723	\$44,402	\$0	\$0	\$0	\$0	\$632,139	\$1,007,158

\* Markup has been included in unit costs.

## Appendix G: Equipment Inventory List

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Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10320259	D2010	<b>Boiler</b>	Gas, Domestic	250 MBH	Somerset Elementary School / Main Building	Mechanical Room	State Industries, Inc.	SBD-100-250NEA 118	1744108033964	2017		
2	10320238	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Somerset Elementary School / Main Building	Mechanical Room	Neptune	No dataplate	No dataplate	2005		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10320288	D3020	<b>Boiler [B-1]</b>	Gas, HVAC	1000 MBH	Somerset Elementary School / Main Building	Mechanical Room	AERCO	Illegible	G-04-0695	2005		
2	10320248	D3020	<b>Boiler [B-2]</b>	Gas, HVAC	1000 MBH	Somerset Elementary School / Main Building	Mechanical Room	AERCO	40904	G-04-0694	2005		
3	10320177	D3020	<b>Boiler [B-3]</b>	Gas, HVAC	1000 MBH	Somerset Elementary School / Main Building	Mechanical Room	AERCO	40904	G-04-0694	2005		
4	10320172	D3020	<b>Boiler [B-4]</b>	Gas, HVAC	1000 MBH	Somerset Elementary School / Main Building	Mechanical Room	AERCO	40902	G-04-0694	2005		
5	10320196	D3020	<b>Heat Exchanger</b>	Shell & Tube, HVAC	41 - 75 GPM	Somerset Elementary School / Main Building	Mechanical Room	McQuay	50211313	25769 A	2005		
6	10320278	D3020	<b>Unit Heater</b>	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	201	McQuay	Inaccessible	Inaccessible	2005		
7	10320233	D3020	<b>Unit Heater [CUH-21]</b>	Electric	10 kW	Somerset Elementary School / Main Building	222A	Inaccessible	Inaccessible	Inaccessible	2005		
8	10320182	D3020	<b>Unit Heater [PUH-1]</b>	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible	2005		
9	10320186	D3020	<b>Unit Heater [PUH-2]</b>	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible	2005		
10	10320273	D3020	<b>Unit Heater [PUH-3]</b>	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	6C	McQuay	Inaccessible	Inaccessible	2005		
11	10320244	D3020	<b>Unit Heater [PUH-4]</b>	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	6B	McQuay	Inaccessible	Inaccessible	2005		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10320256	D3020	<b>Unit Heater</b> [PUH-5]	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible	2005		
13	10320155	D3020	<b>Unit Heater</b> [PUH-6]	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	22	McQuay	Inaccessible	Inaccessible	2005		
14	10320169	D3020	<b>Unit Heater</b> [PUH-8]	Hydronic, 86 to 100 MBH	Inaccessible	Somerset Elementary School / Main Building	202	McQuay	Inaccessible	Inaccessible	2005		
15	10320227	D3020	<b>Unit Heater</b> [WUH-1]	Electric, 11 to 20 KW	Inaccessible	Somerset Elementary School / Main Building	Hallway	No dataplate	No dataplate	No dataplate	2005		
16	10320192	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	70 GAL	Somerset Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2005		
17	10320308	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	4 GAL	Somerset Elementary School / Main Building	Mechanical Room				2005		
18	10320240	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	70 GAL	Somerset Elementary School / Main Building	Mechanical Room	Taco	CBX170-125	374992	2013		
19	10320198	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	35 GAL	Somerset Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible	2005		
20	10320252	D3020	<b>Boiler Supplemental Components</b> [EXP-2]	Expansion Tank	5 GAL	Somerset Elementary School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2005		
21	10320294	D3030	<b>Chiller</b> [CH-1]	Air-Cooled, 151 to 200 TON	160 TON	Somerset Elementary School / Main Building	Exterior Chiller Space	McQuay	AGS160CB27-ER10	STNU040700069	2005		
22	10320163	D3030	<b>Condensing Unit/Heat Pump</b> [ACCU-1]	Split System, Exterior, 5 TON	5 TON	Somerset Elementary School / Main Building	Roof	York	HADB060S46A	WBNM014894	2005		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10320162	D3030	<b>Ductless Mini-Split</b>	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	3.5 TON	Somerset Elementary School / Main Building	Roof	Daikin Industries	BX42NNAV5U	G032071	2018		
24	10320211	D3030	<b>Ductless Mini-Split</b> [ACCU-7]	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Somerset Elementary School / Main Building	Roof	EMI	SCC12D M0000AA0B	1-05-B-0138-06	2005		
25	10320280	D3030	<b>Fan Coil Unit</b> [FCU-1]	Split System DX, Interior Unit, 3 to 3.5 TON	3.5 TON	Somerset Elementary School / Main Building	204	Carrier	42DDA06HLCY6AYYY	884421-10-1	2005		
26	10320207	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1.5 TON	Somerset Elementary School / Main Building	Exterior Chiller Space	Mitsubishi Electric	PUY-A18NHA4	1XU04314A	2005		
27	10320179	D3030	<b>Split System</b> [ACCU-6]	Condensing Unit/Heat Pump	3 TON	Somerset Elementary School / Main Building	Roof	York	Illegible	Illegible	2005		
28	10320306	D3030	<b>Split System</b> [HP-1]	Condensing Unit/Heat Pump	2.5 TON	Somerset Elementary School / Main Building	Roof	Illegible	No dataplate	No dataplate	2005		
29	10320258	D3030	<b>Split System</b> [HP-2]	Condensing Unit/Heat Pump	2 TON	Somerset Elementary School / Main Building	Roof	Illegible	No dataplate	No dataplate	2005		
30	10320284	D3030	<b>Split System Ductless</b>	Single Zone	2 TON	Somerset Elementary School / Main Building	Roof	Daikin Industries	RZQ18TAVJU	F000284	2018		
31	10320265	D3030	<b>Unit Ventilator</b>	approx/nominal 2 Ton, 300 to 750 CFM	3 TON	Somerset Elementary School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate	2005		85
32	10320220	D3030	<b>Chilled Water</b>	Chemical Feed Dosing System		Somerset Elementary School / Main Building	Mechanical Room	Neptune Benson Inc.	VTF-3HP		2005		
33	10320304	D3050	<b>Pump</b> [P-1]	Distribution, HVAC Heating Water	15 HP	Somerset Elementary School / Main Building	Mechanical Room	Super-E	EM2513T	Z0405110308	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10320247	D3050	<b>Pump [P-2]</b>	Distribution, HVAC Heating Water	15 HP	Somerset Elementary School / Main Building	Mechanical Room	Super-E	EM2513T	Z0402100104	2005		
35	10320249	D3050	<b>Pump [P-3]</b>	Distribution, HVAC Chilled or Condenser Water	15 HP	Somerset Elementary School / Main Building	Mechanical Room	Super-E	EM2513T	70405110333	2005		
36	10320295	D3050	<b>Pump [P-4]</b>	Distribution, HVAC Chilled or Condenser Water	15 HP	Somerset Elementary School / Main Building	Mechanical Room	Super-E	EH2513T	Z0405110323	2005		
37	10320194	D3050	<b>Air Handler [AHU-1]</b>	Interior AHU, Packaged, 1201 to 2400 CFM	1600 CFM	Somerset Elementary School / Main Building	202	McQuay	CAH004FDAC	FB0U040800487	2005		
38	10320272	D3050	<b>Air Handler [AHU-2]</b>	Interior AHU, Easy/Moderate Access	4000 CFM	Somerset Elementary School / Main Building	22	McQuay	CAH011FDAM	FB0U040800512	2005		
39	10320189	D3050	<b>Air Handler [AHU-3]</b>	Interior AHU, Easy/Moderate Access	5000 CFM	Somerset Elementary School / Main Building	202	McQuay	CAH013FDAM	FB0U040800511	2005		
40	10320254	D3050	<b>Air Handler [AHU-4]</b>	Interior AHU, Built-Up, 8001 to 10000 CFM	8800 CFM	Somerset Elementary School / Main Building	147	McQuay	CAH022FDAM	FB0U040800496	2005		
41	10320170	D3050	<b>Air Handler [AHU-5]</b>	Interior AHU, Easy/Moderate Access	4000 CFM	Somerset Elementary School / Main Building	201	McQuay	CAH017FHAC	FB0U040800499	2005		
42	10320264	D3050	<b>Air Handler [AHU-6]</b>	Interior AHU, Easy/Moderate Access	1200 CFM	Somerset Elementary School / Main Building	147	McQuay	No dataplate	No dataplate	2005		
43	10320216	D3050	<b>Fan Coil Unit [FCU-1]</b>	Hydronic Terminal	800 CFM	Somerset Elementary School / Main Building	321	Inaccessible	Inaccessible	Inaccessible	2005		
44	10320153	D3050	<b>Fan Coil Unit [FCU-2]</b>	Hydronic Terminal, 1201 to 1800 CFM	1400 CFM	Somerset Elementary School / Main Building	224	Carrier	2724539/11036	884421-20-2	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10320290	D3050	<b>Packaged Unit</b> [ACCU-2]	RTU, Pad or Roof-Mounted	13 TON	Somerset Elementary School / Main Building	Roof	McQuay	ACZ013AC27-ER11	STNU040700055	2005		
46	10320302	D3050	<b>Packaged Unit</b> [ACCU-3]	RTU, Roof-Mounted, 16 to 20 TON	16 TON	Somerset Elementary School / Main Building	Roof	McQuay	ACZ016AC27-ER11	STNU040700059	2005		
47	10320205	D3050	<b>Packaged Unit</b> [ACCU-4]	RTU, Pad or Roof-Mounted	28 TON	Somerset Elementary School / Main Building	Roof	McQuay	ACZ028AC27-ER11	STNU040700077	2005		
48	10320145	D3050	<b>Variable Air Volume Unit</b>	VAV Box	400 CFM	Somerset Elementary School / Main Building	Hallway				2005		
49	10320204	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 10" Damper	500 CFM	Somerset Elementary School / Main Building	202	Cook	Inaccessible	Inaccessible	2005		
50	10320181	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	750 CFM	Somerset Elementary School / Main Building	Mechanical Room	Cook	Inaccessible	Inaccessible	2005		
51	10320281	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1100 CFM	Somerset Elementary School / Main Building	22	Cook	Inaccessible	Inaccessible	2005		
52	10320144	D3060	<b>Exhaust Fan</b> [EF-14]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Somerset Elementary School / Main Building	Workroom	Inaccessible	Inaccessible	Inaccessible	2005		
53	10320239	D3060	<b>Exhaust Fan</b> [EF-16]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Somerset Elementary School / Main Building	121	Inaccessible	Inaccessible	Inaccessible	2005		
54	10320242	D3060	<b>Exhaust Fan</b> [EF-20]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Somerset Elementary School / Main Building	147	Cook	120 S0N 12050NB	105578855800/0003601	2005		
55	10320199	D3060	<b>Exhaust Fan</b> [EF-25]	Roof or Wall-Mounted, 12" Damper	750 CFM	Somerset Elementary School / Main Building	206	Inaccessible	Inaccessible	Inaccessible	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10320303	D3060	<b>Exhaust Fan</b> [EF-27]	Roof or Wall-Mounted, 10" Damper	500 CFM	Somerset Elementary School / Main Building	224	Cook	86 S0N 80SQNB	105S78855800/0005101	2005		
57	10320266	D3060	<b>Exhaust Fan</b> [EF-29]	Roof or Wall-Mounted, 10" Damper	500 CFM	Somerset Elementary School / Main Building	201	Cook	Illegible	Illegible	2005		
58	10320222	D3060	<b>Exhaust Fan</b> [INTAKE HOOD 1]	Centrifugal, 36"Damper	8600 CFM	Somerset Elementary School / Main Building	Roof	Cook	030048 VI 30X48VI	105878855800/0009601	2005		
59	10320188	D3060	<b>Exhaust Fan</b> [INTAKE HOOD 2]	Centrifugal, 24" Damper	3885 CFM	Somerset Elementary School / Main Building	Roof	Cook	024024 VI 24X24VE	105S78855800/0010701	2005		
60	10320226	D3060	<b>Exhaust Fan</b> [KEF-1]	Centrifugal, 16" Damper	1800 CFM	Somerset Elementary School / Main Building	147	Cook	210 CPS 210 CPS 50	105S842730-00/0000701	2005		
61	10320299	D3060	<b>Exhaust Fan</b> [PRV-1]	Centrifugal, 16" Damper	1200 CFM	Somerset Elementary School / Main Building	Roof	Cook	120 ACRU 120R4B	1055788558-00/0011801	2005		
62	10320228	D3060	<b>Exhaust Fan</b> [PRV-2]	Centrifugal, 16" Damper	1500 CFM	Somerset Elementary School / Main Building	Roof	Cook	135 ACE 135C5B	105S788558-00/0013301	2005		
63	10320209	D3060	<b>Exhaust Fan</b> [PRV-3]	Centrifugal, 24" Damper	2555 CFM	Somerset Elementary School / Main Building	Roof	Cook	180 ACE 18007B	105\$788558-0070014801	2005		
64	10320202	D3060	<b>Exhaust Fan</b> [PRV-4]	Centrifugal, 24" Damper	2385 CFM	Somerset Elementary School / Main Building	Roof	Cook	180 ACE 180C7B	1058788558-00/0016301	2005		
65	10320305	D3060	<b>Exhaust Fan</b> [PRV-5]	Centrifugal, 16" Damper	1700 CFM	Somerset Elementary School / Main Building	Roof	Cook	135 ACE 135C5B	105S788558-00/0017801	2005		
66	10320190	D3060	<b>Exhaust Fan</b> [SAF-1]	Roof or Wall-Mounted, 16" Damper	1800 CFM	Somerset Elementary School / Main Building	Mechanical Room	Cook	150 SQN 150S0NB	105S78855800/0025301	2005		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10320276	D4010	<b>Backflow Preventer</b>	Fire Suppression	6 IN	Somerset Elementary School / Main Building	6C	Illegible	Illegible	113464	2005		
2	10320270	D4010	<b>Backflow Preventer</b>	Fire Suppression	2 IN	Somerset Elementary School / Main Building	6C	Neptune	No dataplate	No dataplate	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10320156	D5010	<b>Generator</b>	Gas or Gasoline	100 KW	Somerset Elementary School / Main Building	Mechanical Room	Kohler	100GSG	2001213	2004		
2	10320167	D5010	<b>Automatic Transfer Switch</b> [TRANSFORMER #1]	ATS	600 AMP	Somerset Elementary School / Main Building	Mechanical Room	Detroit Diesel	Inaccessible	Inaccessible			
3	10320231	D5010	<b>Automatic Transfer Switch</b> [TRANSFORMER #2]	ATS	400 AMP	Somerset Elementary School / Main Building	6B	Detroit Diesel	Inaccessible	Inaccessible			
4	10320218	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	30	Powersmiths	Esaver-80R-30-480-208	80105	2024		
5	10320282	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	15 KVA	Somerset Elementary School / Main Building	Mechanical Room	Square D	15T3HCU	0523 4	2005		
6	10320268	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Somerset Elementary School / Main Building	6B	Powersmiths	Esaver-80R-45-480-208	80108	2005		
7	10320178	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Somerset Elementary School / Main Building	200	Square D	45T3HCU	0429 1	2005		
8	10320241	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Somerset Elementary School / Main Building	6B	Powersmiths	Esaver-80R-45-480-208	80107	2005		
9	10320148	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	121	Powersmiths	Esaver-80R-30-480-208	80106	2024		
10	10320195	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	121	Powersmiths	Esaver-80R-30-480-208	80104	2024		
11	10320175	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	30	Powersmiths	Esaver-80R-30-480-208	80102	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10320221	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	75 KVA	Somerset Elementary School / Main Building	121	Powersmiths	Esaver-80R-75-480-208	80111	2024		
13	10320184	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	305	Square D	EE30T3HCU	Illegible	2005		
14	10320151	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Somerset Elementary School / Main Building	30	Powersmiths	Esaver-80R-30-480-208	80103	2024		
15	10320187	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	45 KVA	Somerset Elementary School / Main Building	200	Powersmiths	Esaver-80R-45-480-208	80109	2024		
16	10320292	D5020	<b>Switchboard</b>	277/480 V	2000 AMP	Somerset Elementary School / Main Building	6B	Square D	17849766-001	2	2005		
17	10320210	D5020	<b>Distribution Panel [MDP1]</b>	277/480 V	800 AMP	Somerset Elementary School / Main Building	6B	Square D	12178497660030001	E1	2005		
18	10320183	D5020	<b>Distribution Panel [MDPLR]</b>	277/480 V	800 AMP	Somerset Elementary School / Main Building	6B	Square D	12178497660040001	E1	2005		
19	10320193	D5030	<b>Motor</b>	AHU or Pump	2 HP	Somerset Elementary School / Main Building	202	Super-E	EW313TT	F0403172391	2005		
20	10320301	D5030	<b>Motor</b>	AHU or Pump	2 HP	Somerset Elementary School / Main Building	Mechanical Room	Super-E	EM32117	F0405008888	2005		
21	10320237	D5030	<b>Variable Frequency Drive</b>	VFD, by HP of Motor	10 HP	Somerset Elementary School / Main Building	22	ABB	ACH580-BCR-014A-4+F267	2221600936	2005		
22	10320208	D5030	<b>Variable Frequency Drive [VFD-2]</b>	VFD, by HP of Motor	5 HP	Somerset Elementary School / Main Building	22	ABB	ACH401600432+10BE0000	2042400588	2005		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10320173	D5030	<b>Variable Frequency Drive [VFD-3]</b>	VFD, by HP of Motor	7.5 HP	Somerset Elementary School / Main Building	Mechanical Room	ABB	ACH401601132+10BE0000	2042400585	2005		
24	10320158	D5030	<b>Variable Frequency Drive [VFD-4]</b>	VFD, by HP of Motor	5 HP	Somerset Elementary School / Main Building	Mechanical Room	ABB	ACH40160 1132+10BE0000	2042400586	2005		
25	10320225	D5030	<b>Variable Frequency Drive [VFD-5]</b>	VFD, by HP of Motor	5 HP	Somerset Elementary School / Main Building	202	ABB	ACH401600932+10BE0000	2042400582	2005		
26	10320168	D5030	<b>Variable Frequency Drive [VFD-6]</b>	VFD, by HP of Motor	5 HP	Somerset Elementary School / Main Building	202	ABB	ACH401600432+10BE0000	2042400589-	2005		
27	10320293	D5030	<b>Variable Frequency Drive [VFD-7]</b>	VFD, by HP of Motor	3 HP	Somerset Elementary School / Main Building	147	ABB	ACH401600432+10BE0000	2042400587-	2005		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10320255	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Somerset Elementary School / Main Building	6B	EST	No dataplate	No dataplate	2005		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10320296	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Somerset Elementary School / Main Building	Kitchen				2005		
2	10320180	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Somerset Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2005		
3	10320157	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Somerset Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
4	10320185	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		Somerset Elementary School / Main Building	Kitchen	Traulsen	RMC34D4	23A02802			
5	10320219	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 3 to 6 LF		Somerset Elementary School / Main Building	Kitchen	CaptiveAire Systems	6030 VH1	NA	2005		
6	10320206	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Somerset Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate	2005		
7	10320174	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Somerset Elementary School / Main Building	Kitchen	Delfield	TG-1826H	0411036002047M	2005		
8	10320176	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Somerset Elementary School / Main Building	Kitchen	Delfield	KCET-60	0411036002046M	2005		
9	10320250	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In		Somerset Elementary School / Main Building	Kitchen	Beverage-Air Corporation	PR24-1AHS	7227903	2005		
10	10320159	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Somerset Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2005		
11	10320212	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Somerset Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10320261	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Somerset Elementary School / Main Building	Kitchen	ThyssenKrupp	TK-3476-WF-R	41831 DBLL	2005		
13	10320224	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Somerset Elementary School / Main Building	Kitchen	ThyssenKrupp	TK-3476-WF-R	41831 DBLL	2005		