



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Stone Mill Elementary School
14323 Stonebridge View Drive
North Potomac, MD 20878

PREPARED BY:

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ON SITE DATE:

December 4-5, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	2 (One is not covered under this report)
Main Address	14323 Stonebridge View Drive, North Potomac, MD 20878
Site Developed	1988
Outside Occupants / Leased Spaces	Daycare building
Date(s) of Visit	December 4-5, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Laura, Building Engineer
Assessment and Report Prepared By	John McLurg, P.E.
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

There are two buildings located at the site. The larger building is the elementary school which is the subject of this report. The smaller building houses a daycare, and it is not covered under this report. The school building was constructed circa 1988. No significant renovations have been reported.

Architectural

The building has a masonry foundation and superstructure. One section has an upper level but most of the building has only a single level. The roof surfaces are flat, and they are supported by steel trusses or open-web joists. A large section of the building was constructed as a modular addition. It is integral to the remainder of the structure, but it has an EPDM membrane roof while the remainder of the structure has a built-up membrane.

The porch structures at the front of the building are covered with pitched roofs, finished with asphalt shingles.

According to the information included in the PSQ, the roof membranes were replaced in 2010, and they appeared to be in fair condition. According to information included in the PSQ, some of the courtyard windows have a history of leaking. The remainder of the windows appeared to be in fair condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The classrooms of the modular addition are heated and cooled by individual unit ventilators. The remainder of the building appeared to be heated and cooled by a variable-volume system with digital controls. Domestic hot water is provided by a gas-fired domestic boiler. The main switchboard is rated at 2000 amps. Emergency power is provided by a gas-powered generator. The building is provided with a hydraulic elevator, serving both floors. The building is provided with a comprehensive fire alarm system and complete sprinkler protection.

Most of the rooftop HVAC equipment was manufactured around 2018-2019 and it appeared to be in fair condition. According to information provided on PSQ, the underground drain lines have a history of problems. The problem has reportedly been caused by tree roots. It may be prudent to engage the services of a civil engineer for the purpose of reviewing this problem.

Site

The site is occupied by the school building, day care, playgrounds, ballfields, parking lot and open fields. The sidewalks, parking lots and other site components appeared to be in fair condition.

Recommended Additional Studies

It may be prudent to engage the services of a civil engineer for the purpose of reviewing the drainage problem mentioned, previously.

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 60 decibels. The sound levels were measured at a work surface in the approximate center of the classroom.

Most general and specialty classrooms had a lighting system capable of maintaining at least 41 foot-candles of well-distributed light. The school has appropriate task lighting in specialty classrooms where enhanced visibility is required. The light levels measured at a work surface located in the approximate center of the classroom, between clean light fixtures. The school makes efficient use of natural light for students, teachers, and energy conservation.

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom 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 0.696486.

Immediate Needs

Facility/Building	Total Items	Total Cost
Stone Mill Elementary School	5	\$28,400
Total	5	\$28,400

Stone Mill Elementary School

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10233812	Parking Lot	Y1010	ADA Parking, Signage, Pole-Mounted, Install	NA	Accessibility	\$500
10233815	Building Entrances	Y1020	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	NA	Accessibility	\$400
10233799	Classrooms, etc.	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$12,000
10233930	Public Restrooms	Y1050	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
10233928	Teacher Lounge	Y1060	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	NA	Accessibility	\$500
Total (5 items)						\$28,400



Key Findings



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Main Building Stone Mill Elementary School
Throughout Building

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

-AssetCALC ID: 10150917



Foodservice Equipment in Poor condition.

Food Warmer, Tabletop Drawers (Set of 4)
Main Building Stone Mill Elementary School
Commercial Kitchen

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,700

\$\$\$\$

Not in service. - AssetCALC ID: 10066751



ADA Entrances and Doors

Hardware, Lever Handle
Main Building Stone Mill Elementary School
Classrooms, etc.

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$12,000

\$\$\$\$

Entrance hardware not compliant - AssetCALC ID: 10233799



ADA Paths of Travel

Signage, Directional Wall-Mounted
Main Building Stone Mill Elementary School
Building Entrances

Uniformat Code: Y1020
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$400

\$\$\$\$

No signage for alternate entrance - AssetCALC ID: 10233815





ADA Restrooms

Restroom Layout, Full Reconfiguration
Main Building Stone Mill Elementary School
Public Restrooms

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Restroom reconfiguration and compliance - AssetCALC ID: 10233930



ADA Kitchen and Laundry Areas

Cabinetry, Height/Location/Clearance
Main Building Stone Mill Elementary School
Teacher Lounge

Uniformat Code: Y1060
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

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Sink not accessible - AssetCALC ID: 10233928



ADA Parking

Signage, Pole-Mounted
Site Stone Mill Elementary School Parking Lot

Uniformat Code: Y1010
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

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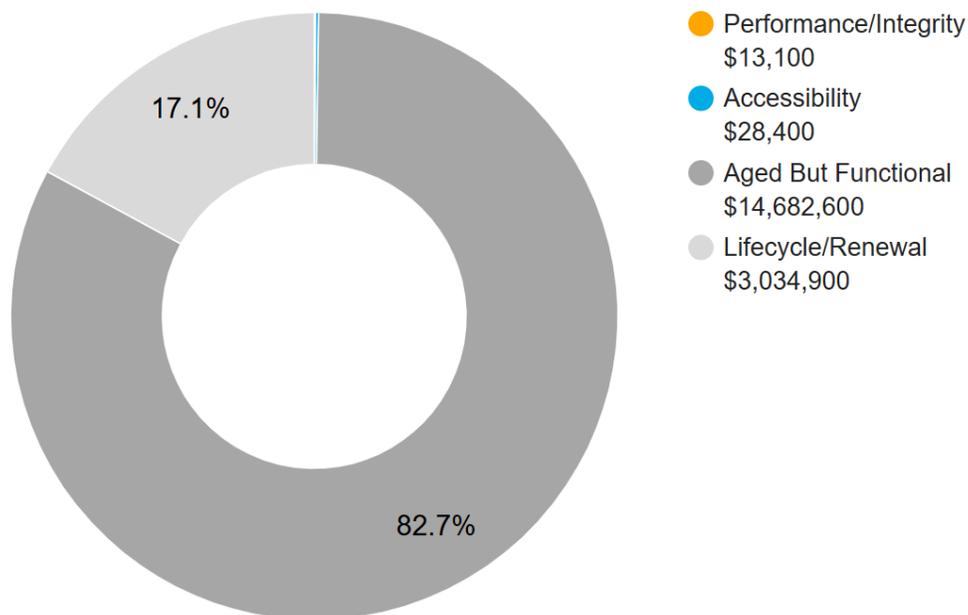
Van parking signage - AssetCALC ID: 10233812

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 and Distribution

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



10-YEAR TOTAL: \$17,759,000



2. Building Information



Building: Systems Summary

Address	14323 Stonebridge View Drive, North Potomac, MD 20878
GPS Coordinates	39-04-56N, 77-14-56W
Constructed/Renovated	1988
Building Area	78,216 SF
Number of Stories	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists or trusses and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal Windows: Aluminum	Fair
Roof	Primary: Flat roofing with modified-bituminous membrane Secondary: EPDM, asphalt shingles	Fair
Interiors	Walls: Painted gypsum board or CMU Floors: Carpet, VCT, ceramic tile, unfinished Ceilings: Painted gypsum board, ACT, exposed	Good
Elevators	1 provided, serving both levels (hydraulic system)	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron DWV Hot Water: Electric domestic boiler, gas-fired instantaneous units Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, Split-system heat pumps, VRF heat pump systems Supplemental components: Ductless split-systems, Suspended electric unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, kitchen hood system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent or LED Exterior Building-Mounted Lighting: Metal-halide, HPS Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas were accessed and observed. The Daycare facility and playground were not observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$157,500	-	\$51,600	\$209,100
Roofing	-	-	\$81,900	\$889,900	\$4,500	\$976,300
Interiors	-	-	\$523,500	\$98,600	\$448,900	\$1,071,000
Conveying	-	-	\$77,700	-	\$15,800	\$93,400
Plumbing	-	-	\$643,000	-	\$59,300	\$702,300
HVAC	-	-	\$1,175,000	\$76,200	\$737,900	\$1,989,200
Fire Protection	-	-	\$148,700	-	\$21,200	\$169,900
Electrical	-	-	\$11,894,300	-	\$126,600	\$12,020,900
Fire Alarm & Electronic Systems	-	-	\$1,138,000	\$6,700	\$1,131,900	\$2,276,600
Equipment & Furnishings	-	\$5,900	\$596,200	\$5,800	\$86,500	\$694,400
Site Development	-	-	\$3,200	-	-	\$3,200
Follow-up Studies	-	\$7,200	-	-	-	\$7,200
Accessibility	\$27,900	-	-	-	-	\$27,900
TOTALS (3% inflation)	\$27,900	\$13,100	\$16,438,900	\$1,077,300	\$2,684,200	\$20,241,400

3. Site Summary



Site Information		
Site Area	11.76 acres	
Parking Spaces	85 total spaces, all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps	Fair
Site Development	Property entrance signage; chain link fencing Playgrounds, basketball court, baseball diamond, play structures Limited, park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout, dry detention pond	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: HPS, metal halide	Fair
Ancillary Structures	None	--

Site Information	
Site Accessibility	Presently it does not appear an accessibility study is needed. See the appendix for associated photos and additional information.
Site Additional Studies	No additional studies are currently recommended for the site.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed. The Daycare facility playground was not 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
Special Construction & Demo	-	-	\$8,400	-	-	\$8,400
Site Development	-	-	\$182,000	\$10,800	\$59,800	\$252,600
Accessibility	\$500	-	-	-	-	\$500
TOTALS (3% inflation)	\$500	-	\$190,400	\$10,800	\$59,800	\$261,500



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1988	No	No
Bannockburn Elementary School	1988	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Stone Mill Elementary School, 14323 Stonebridge View Drive, North Potomac, MD 20878, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

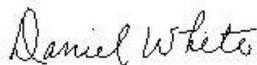
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - COURTYARD



6 - ROOF



Photographic Overview



7 - ROOF



8 - ROOF



9 - SKYLIGHT



10 - CORRIDOR



11 - CLASSROOM



12 - LIBRARY



Photographic Overview



13 - MULTIPURPOSE ROOM



14 - GYMNASIUM



15 - HEATING BOILERS



16 - CHILLER



17 - AIR HANDLER



18 - ROOFTOP UNIT



Photographic Overview



19 - HVAC SYSTEM CONTROLS



20 - MAIN SWITCHBOARD



21 - EMERGENCY GENERATOR



22 - SPRINKLER RISER



23 - PLAYGROUND



24 - PARKING LOT



Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-114.354	Stone Mill Elementary School	
	Source	On-Site Date	
	Google	December 4-5, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Stone Mill Elementary School
Name of person completing form: Dr. Kimberly Williams Cascio
Title / Association with property: Principal
Length of time associated w/ property: 25 years
Date Completed: 12/1/25
Phone Number: 240-740-5450
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	1988		
2	Building size in SF	78,617		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade		
		Roof	2010	
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Second and third grade HVAC replaced previously. Date not remembered.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Some leaking at courtyard windows and doors
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?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Been recurring issues with underground drainage. Floors dug through multiple times.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.				X	
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?				X	
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?		X			

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Stone Mill Elementary School

BV Project Number: 172559.25R000-114.354

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



ACCESSIBLE ENTRANCE



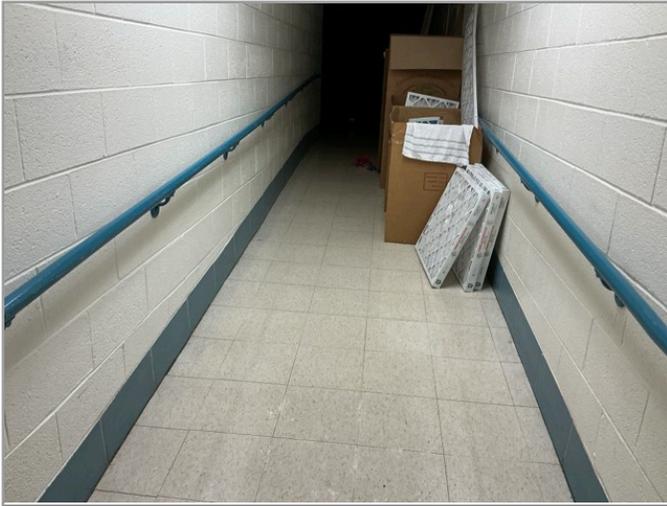
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?		X		
8	Do public transaction areas have an accessible, lowered service counter section ?		X		
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		Classrooms are not equipped with lever hardware.
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 (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Question		Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		✗		Staff lavatories may not accommodate a 60 inch diameter. Clearance at front of WC is 52 inches.
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 ?				
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



OVEN WITH CONTROLS

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab	51,000 SF	39	10235347
B1010	Mainframe	Good	Structural Framing, Masonry (CMU) Bearing Walls	78,617 SF	39	10237239
B1010		Good	Structural Framing, Masonry (CMU) Bearing Walls	78,617 SF	39	10237237
Facade						
B2010	Brick walls	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	16,500 SF	11	10237238
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	2,200 SF	4	10066604
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,000 SF	4	10066520
B2020	Building Exterior	Fair	Glazing, any type by SF	1,700 SF	4	10066669
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	4	4	10066481
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	6,200 SF	5	10066500
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	72 SF	14	10066638
B3010	Roof	Fair	Roofing, Built-Up	47,300 SF	10	10066310
B3060	Roof	Fair	Roof Hatch, Metal	1	15	10066463
B3060	Roof	Fair	Roof Hatch, Metal	1	15	10066528
B3060	Roof	Fair	Roof Skylight, per SF of glazing	50 SF	4	10066582
B3060	Roof	Fair	Roof Skylight, per SF of glazing	72 SF	24	10066659
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	1	3	10066231
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	4	10066345
C1030	Classrooms General	Fair	Door Hardware, School, per Door	60	4	10066361
C1030	Classrooms General	Fair	Interior Door, Wood, Solid-Core Commercial	2	25	10066273
C1030	Stairwells	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	1	4	10066441

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Kindergarten	Fair	Interior Door, Wood, Solid-Core Commercial	16	3	10071131
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	4	10066316
C1030	Kindergarten	Fair	Door Hardware, School, per Door	16	4	10071147
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	4	10066674
C1030	Stairwells	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	4	10066507
C1030	Throughout Building	Fair	Door Hardware, School, per Door	1	4	10066724
C1030	Stairwells	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	4	10066282
C1070	Commercial Kitchen	Fair	Suspended Ceilings, Acoustical Tile (ACT)	900 SF	4	10066594
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,000 SF	4	10066556
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	32,000 SF	4	10066254
C1070	Kindergarten	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,800 SF	4	10071187
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	2	20	10066248
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	24	4	10066591
C2010	Commercial Kitchen	Fair	Wall Finishes, Ceramic Tile	1,100 SF	4	10066446
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	29,000 SF	4	10066402
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	96 SF	9	10066739
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	10	10066459
C2030	Kindergarten	Fair	Flooring, Vinyl Tile (VCT)	4,800 SF	4	10071140
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	10	10066457
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	900 SF	13	10066323
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	1,800 SF	4	10066373
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	10	10066663
C2030	Kindergarten	Fair	Flooring, Ceramic Tile	300 SF	4	10071157
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT), Residential Contractor Installation	10,000 SF	4	10066633
C2030	Gymnasium	Fair	Flooring, Wood, Sports	5,800 SF	19	10066365

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT), Residential Contractor Installation	900 SF	4	10066561
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,800 SF	4	10066688
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	600 SF	7	10071185
C2050	Library	Good	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,800 SF	7	10066637
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [1]	1	4	10066543
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	4	10066485
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	4	10066396
Plumbing						
D2010	Restrooms	Fair	Urinal, Standard	12	4	10066514
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071191
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	4	10066524
D2010	Kindergarten	Fair	Toilet, Child-Sized	4	4	10071180
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	30	4	10066560
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	40	4	10066251
D2010	Boiler Room	Fair	Boiler, Gas, Domestic	1	14	10066687
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071189
D2010	Kindergarten	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	4	10071135
D2010	Art Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	10071139
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071133
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	4	10071193
D2010	Art Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	10071153
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071129
D2010	Building Services #2	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	10066697
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	4	10066330

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	13	10071144
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071192
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	4	10066246
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071198
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071181
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	78,617 SF	4	10066393
D2010	Teachers Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	4	10071155
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071132
D2010	Boiler Room	Excellent	Piping & Valves, Water Flow Meter, Domestic Water	1	30	10066567
D2010	Kindergarten	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	4	10071128
D2010	Kindergarten	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	4	10071178
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	10066337
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	4	10071190
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	4	10066726
HVAC						
D3020	Commercial Kitchen	Fair	Unit Heater, Hydronic	1	4	10066398
D3020	Utility Rooms/Areas	Fair	Unit Heater, Electric	1	4	10071146
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10066278
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10066640
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	4	10066518
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10071179
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10066734
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-2]	1	24	10066336
D3020	Boiler Room	Good	Boiler, Gas, HVAC [B-1]	1	24	10066376
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	4	10066547

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Storage 17	Fair	Unit Heater, Hydronic	1	4	10066424
D3020	Generator Room	Fair	Unit Heater, Electric	1	9	10066592
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10066450
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank	1	34	10066304
D3020	Hallways & Common Areas	Fair	Unit Heater, Hydronic	1	4	10066275
D3030	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	19	10066267
D3030	Roof	Fair	Split System Ductless, Single Zone	1	5	10066370
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	10071170
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	9	10066474
D3030	Roof	Fair	Chiller, Air-Cooled	1	19	10066694
D3030	Roof	Fair	Roof Skylight, per SF of glazing	72	24	10066736
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	10071136
D3030	Courtyard	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	9	10071122
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton	1	4	10071149
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	1	4	10071172
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON	1	9	10066744
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	10066540
D3030	Courtyard	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	9	10071173
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	10066238
D3050	Roof	Fair	Air Handler, Exterior AHU [DOAS-2]	1	14	10066692
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWR 55]	1	9	10066264
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	14	10066558
D3050	Boiler Room	Good	Supplemental Components, Air Separator, HVAC	1	9	10066309
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [SP-1]	1	19	10066468
D3050	Roof	Fair	Air Handler, Exterior AHU [RTU-4]	1	14	10066290

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	78,617 SF	4	10066368
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	4	10066553
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	78,617 SF	4	10066748
D3050	Mechanical Room 2	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2400 CFM [AHU #1]	1	19	10066433
D3050	Roof	Fair	Air Handler, Exterior AHU [DOAS-1]	1	14	10066338
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water [SP-2]	1	19	10066602
D3050	Boiler Room	Good	Pump, Distribution, HVAC Heating Water [HWR 56]	1	9	10066340
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PRV-14]	1	15	10066632
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	4	10066703
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [PRV-2]	1	15	10066506
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [RTU-3*]	1	19	10066240
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	19	10066757
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PRV-10]	1	19	10066680
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [PRV-5]	1	15	10066737
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PRV-11]	1	18	10066286
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [PRV-8]	1	19	10066492
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [PRV-13]	1	15	10066352
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [PRV-3]	1	10	10066335
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [PRV-4]	1	15	10066299
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	15	10066391
D3060	Roof	Fair	Fan, Centrifugal, 24" Diameter, 3500 CFM [SAF-3]	1	15	10066683
Fire Protection						
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet	1	4	10066409
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet	1	4	10066374
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet	1	3	10066742

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID	
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1	20	10066691	
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet	1	4	10066643	
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	78,617	SF	4	10066668
D4030	Utility Rooms/Areas	Fair	Fire Extinguisher, Type ABC, up to 20 LB	10	4	10066387	
Electrical							
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP [LIFE SAFETY]	1	4	10066649	
D5010	Generator Room	Fair	Generator, Gas or Gasoline	1	11	10066764	
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP [NON LIFE SAFETY]	1	4	10066384	
D5020	Mechanical Room	Good	Switchboard, 120/208 V [SMDP]	1	34	10066473	
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V [K]	1	4	10066439	
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	3	10066430	
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [SP-2]	1	14	10066280	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	78,617	SF	4	10066269
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [SP-1]	1	14	10066497	
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [HWR-56]	1	14	10066620	
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [HWR-55]	1	14	10066405	
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	35	5	10066686	
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	5,800	4	10066743	
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	78,617	SF	4	10233426
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	78,617	SF	4	10071156
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	78,617	SF	4	10066762
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	78,617	SF	4	10066665
D7050	Generator Room	Fair	Fire Alarm Panel, Fully Addressable	1	4	10066318	
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	4	10066765	

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D8010	Mechanical Room	Good	BAS/HVAC Controls, DDC Control Panel	1	10	10066448
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	78,617 SF	4	10066661
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10066242
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10066451
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10066535
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	10066562
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Water Extractor & Pulp Disposer, Primary	1	4	10066498
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10066427
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10066476
E1030	Utility Rooms/Areas	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	4	10071124
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	4	10066274
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	1	10066751
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	13	10066364
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	4	10066725
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	4	10066449
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	10066233
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10066341
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	4	10066245
E1030	Commercial Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	14	10066227
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	4	10066297
E1040	Art Classrooms	Fair	Ceramics Equipment, Kiln	1	4	10071126
E1040	Instrumental Music	Fair	Laboratory Equipment, Sink, 1-Bowl	1	4	10071188
E1040	Gymnasium	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10066617
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10066710

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Art Classrooms	Fair	Ceramics Equipment, Kiln	1	4	10071143
E1060	Teachers Lounge	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	14	10071134
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable [1]	1	4	10066708
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard [6]	1	4	10066225
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed [4]	1	4	10066548
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed [2]	1	4	10066656
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Very Robust [5]	1	4	10066295
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable [3]	1	4	10066235
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	84 LF	4	10066735
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	90 LF	4	10071177
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	160 LF	4	10071166
E2010	Classrooms Music	Fair	Casework, Cabinetry, Standard	12 LF	4	10066634
E2010	Teachers Lounge	Fair	Casework, Cabinetry, Standard	12 LF	4	10071164
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	300 LF	4	10071183
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	120 LF	4	10066230
E2010	Kindergarten	Fair	Casework, Cabinetry, Standard	124 LF	4	10071162
E2010	Kindergarten	Fair	Casework, Cabinetry, Standard	96 LF	4	10071138
Sitework						
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	1	4	10071169
G2060	Courtyard	Fair	Picnic Table, Metal Powder-Coated	3	4	10071123
Follow-up Studies						
P2030	Throughout Building	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	10150917
Accessibility						
Y1020	Building Entrances	NA	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	2	0	10233815
Y1030	Classrooms, etc.	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	40	0	10233799

Component Condition Report | Stone Mill Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1050	Public Restrooms	NA	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	1	0	10233930
Y1060	Teacher Lounge	NA	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	3 LF	0	10233928

Component Condition Report | Stone Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	100 SF	4	10071163
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10071159
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Chips 3" Depth	2,600 SF	4	10071167
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	10071174
G2050	Site Playground Areas	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	19,000 SF	3	10071182
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	10071151
G2050	Site Playground Areas	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	4	10071171
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	14	10071127
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	10071137
G2050	Site Playground Areas	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	10071186
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10071145
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10071184
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	4	10071197
G2050	Site Playground Areas	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	4	10071125
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	4	10071160
Sitework						
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 6'	75 LF	4	10071150
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	1 LF	4	10071142

Component Condition Report | Stone Mill Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	2	4	10071141
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	2	4	10071165
Accessibility						
Y1010	Parking Lot	NA	ADA Parking, Signage, Pole-Mounted, Install	1	0	10233812

Appendix F: Replacement Reserves

Replacement Reserves Report



1/29/2026

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	
Stone Mill Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Stone Mill Elementary School / Main Building	\$27,850	\$13,081	\$0	\$129,925	\$16,213,536	\$95,524	\$0	\$7,010	\$5,827	\$76,737	\$987,752	\$114,462	\$0	\$45,378	\$540,106	\$45,025	\$9,147	\$9,421	\$2,383	\$1,890,308	\$27,995		\$20,241,468
Stone Mill Elementary School / Site	\$500	\$0	\$0	\$9,343	\$181,086	\$0	\$0	\$0	\$10,831	\$0	\$0	\$0	\$0	\$12,556	\$15,126	\$0	\$0	\$0	\$14,556	\$17,535	\$0		\$261,533
Grand Total	\$28,350	\$13,081	\$0	\$139,268	\$16,394,622	\$95,524	\$0	\$7,010	\$16,658	\$76,737	\$987,752	\$114,462	\$0	\$57,934	\$555,232	\$45,025	\$9,147	\$9,421	\$16,939	\$1,907,843	\$27,995		\$20,503,001

Stone Mill Elementary School

Stone Mill 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	1006604	Exterior Walls, Metal Siding, Replace	40	36	4	2200	SF	\$11.00	\$24,200																					\$24,200		
B2010	Building Exterior	10066520	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	2000	SF	\$3.00	\$6,000																					\$6,000	\$12,000	
B2010	Brick walls	10237238	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	16500	SF	\$1.86	\$30,690																\$30,690						\$30,690	
B2020	Building Exterior	10066669	Glazing, any type by SF, Replace	30	26	4	1700	SF	\$55.00	\$93,500																						\$93,500	
B2050	Building Exterior	10066481	Exterior Door, Steel, Commercial, Replace	40	36	4	4	EA	\$4,060.00	\$16,240																						\$16,240	
B3010	Roof	10066638	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	6	14	72	SF	\$3.80	\$274																					\$274	\$274	
B3010	Roof	10066500	Roofing, Single-Ply Membrane, EPDM, Replace	20	15	5	6200	SF	\$11.00	\$68,200																						\$68,200	
B3010	Roof	10066310	Roofing, Built-Up, Replace	25	15	10	47300	SF	\$14.00	\$662,200																						\$662,200	
B3060	Roof	10066582	Roof Skylight, per SF of glazing, Replace	30	26	4	50	SF	\$50.00	\$2,500																						\$2,500	
B3060	Roof	10066463	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																						\$1,300	\$1,300
B3060	Roof	10066528	Roof Hatch, Metal, Replace	30	15	15	1	EA	\$1,300.00	\$1,300																						\$1,300	\$1,300
C1030	Throughout Building	10066231	Interior Door, Wood, Solid-Core, Replace	40	37	3	1	EA	\$700.00	\$700																						\$700	\$700
C1030	Kindergarten	10071131	Interior Door, Wood, Solid-Core Commercial, Replace	40	37	3	16	EA	\$700.00	\$11,200																						\$11,200	\$11,200
C1030	Hallways & Common Areas	10066345	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	2	EA	\$950.00	\$1,900																						\$1,900	\$1,900
C1030	Stairwells	10066441	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	1	EA	\$950.00	\$950																						\$950	\$950
C1030	Hallways & Common Areas	10066316	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	2	EA	\$950.00	\$1,900																						\$1,900	\$1,900
C1030	Hallways & Common Areas	10066674	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	2	EA	\$950.00	\$1,900																						\$1,900	\$1,900
C1030	Stairwells	10066507	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	2	EA	\$950.00	\$1,900																						\$1,900	\$1,900
C1030	Stairwells	10066282	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	36	4	2	EA	\$950.00	\$1,900																						\$1,900	\$1,900
C1030	Classrooms General	10066361	Door Hardware, School, per Door, Replace	30	26	4	60	EA	\$400.00	\$24,000																						\$24,000	\$24,000
C1030	Kindergarten	10071147	Door Hardware, School, per Door, Replace	30	26	4	16	EA	\$400.00	\$6,400																						\$6,400	\$6,400
C1030	Throughout Building	10066724	Door Hardware, School, per Door, Replace	30	26	4	1	EA	\$400.00	\$400																						\$400	\$400
C1070	Commercial Kitchen	10066594	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	900	SF	\$3.50	\$3,150																						\$3,150	\$3,150
C1070	Classrooms General	10066556	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	27000	SF	\$3.50	\$94,500																						\$94,500	\$94,500
C1070	Throughout Building	10066254	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	32000	SF	\$3.50	\$112,000																						\$112,000	\$112,000
C1070	Kindergarten	10071187	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	21	4	4800	SF	\$3.50	\$16,800																						\$16,800	\$16,800
C1090	Restrooms	10066591	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	24	EA	\$750.00	\$18,000																						\$18,000	\$18,000
C1090	Restrooms	10066248	Toilet Partitions, Plastic/Laminate, Replace	20	0	20	2	EA	\$750.00	\$1,500																					\$1,500	\$1,500	
C2010	Commercial Kitchen	10066446	Wall Finishes, Ceramic Tile, Replace	40	36	4	1100	SF	\$18.00	\$19,800																						\$19,800	\$19,800
C2010	Restrooms	10066459	Wall Finishes, Ceramic Tile, Replace	40	30	10	1500	SF	\$18.00	\$27,000																						\$27,000	\$27,000
C2010	Gymnasium	10066739	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	6	9	96	SF	\$16.80	\$1,613																						\$1,613	\$1,613
C2010	Classrooms General	10066402	Wall Finishes, any surface, Prep & Paint	10	6	4	29000	SF	\$1.50	\$43,500																						\$43,500	\$87,000
C2030	Kindergarten	10071157	Flooring, Ceramic Tile, Replace	40	36	4	300	SF	\$18.00	\$5,400																						\$5,400	\$5,400
C2030	Restrooms	10066457	Flooring, Ceramic Tile, Replace	40	30	10	1000	SF	\$18.00	\$18,000																						\$18,000	\$18,000
C2030	Restrooms	10066663	Flooring, Ceramic Tile, Replace	40	30	10	1200	SF	\$18.00	\$21,600																						\$21,600	\$21,600
C2030	Commercial Kitchen	10066323	Flooring, Quarry Tile, Replace	50	37	13	900	SF	\$26.00	\$23,400																						\$23,400	\$23,400
C2030	Kindergarten	10071140	Flooring, Vinyl Tile (VCT), Replace	15	11	4	4800	SF	\$5.00	\$24,000																						\$24,000	\$48,000
C2030	Hallways & Common Areas	10066633	Flooring, Vinyl Tile (VCT), Residential Contractor Installation, Replace	15	11	4	10000	SF	\$3.00	\$30,000																						\$30,000	\$60,000
C2030	Classrooms General	10066561	Flooring, Vinyl Tile (VCT), Residential Contractor Installation, Replace	15	11	4	900	SF	\$3.00	\$2,700																						\$2,700	\$5,400
C2030	Library	10066373	Flooring, Carpet, Commercial Standard, Replace	10	6	4	1800	SF	\$7.50	\$13,500																						\$13,500	\$27,000
C2030	Gymnasium	10066688	Flooring, Wood, Sports, Refinish	10	6	4	5800	SF	\$5.00	\$29,000																						\$29,000	\$58,000

Replacement Reserves Report



1/29/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5030	Boiler Room	10066280	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$8,800.00	\$8,800														\$8,800							\$8,800	
D5030	Boiler Room	10066497	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$8,800.00	\$8,800														\$8,800							\$8,800	
D5030	Boiler Room	10066620	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$5,300.00	\$5,300														\$5,300							\$5,300	
D5030	Boiler Room	10066405	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	6	14	1	EA	\$5,300.00	\$5,300														\$5,300							\$5,300	
D5040	Gymnasium	10066743	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	16	4	5800	EA	\$1,700.00	\$9,860,000					\$9,860,000																\$9,860,000	
D5040	Throughout Building	10233426	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	78617	SF	\$5.00	\$393,085					\$393,085																\$393,085	
D5040	Throughout Building	10066686	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	35	EA	\$220.00	\$7,700					\$7,700									\$7,700							\$15,400	
D6060	Throughout Building	10071156	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	78617	SF	\$1.65	\$129,718					\$129,718																\$129,718	
D7030	Throughout Building	10066762	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	78617	SF	\$2.00	\$157,234					\$157,234													\$157,234			\$314,468	
D7050	Throughout Building	10066665	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	78617	SF	\$3.00	\$235,851					\$235,851																\$235,851	
D7050	Generator Room	10066318	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000					\$15,000													\$15,000			\$30,000	
D7050	Vestibule	10066765	Fire Alarm Panel, Annunciator, Replace	15	11	4	1	EA	\$1,580.00	\$1,580					\$1,580													\$1,580			\$3,160	
D8010	Throughout Building	10066661	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	78617	SF	\$6.00	\$471,702					\$471,702													\$471,702			\$943,404	
D8010	Mechanical Room	10066448	BAS/HVAC Controls, DDC Control Panel, Replace	15	5	10	1	EA	\$4,980.00	\$4,980										\$4,980											\$4,980	
E1030	Commercial Kitchen	10066751	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	14	1	1	EA	\$5,700.00	\$5,700		\$5,700														\$5,700					\$11,400	
E1030	Commercial Kitchen	10066242	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	Commercial Kitchen	10066535	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600									\$5,600							\$11,200	
E1030	Roof	10066562	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$6,300.00	\$6,300					\$6,300												\$6,300				\$12,600	
E1030	Commercial Kitchen	10066498	Foodservice Equipment, Water Extractor & Pulp Disposer, Primary, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																\$20,000	
E1030	Commercial Kitchen	10066427	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700												\$5,700				\$11,400	
E1030	Commercial Kitchen	10066476	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	Utility Rooms/Areas	10071124	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	16	4	1	EA	\$13,000.00	\$13,000					\$13,000																\$13,000	
E1030	Commercial Kitchen	10066274	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	1	EA	\$1,600.00	\$1,600					\$1,600																\$1,600	
E1030	Commercial Kitchen	10066725	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	\$3,600.00	\$3,600					\$3,600												\$3,600				\$7,200	
E1030	Commercial Kitchen	10066449	Foodservice Equipment, Sink, 3-Bowl, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																\$2,500	
E1030	Commercial Kitchen	10066233	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																\$25,000	
E1030	Commercial Kitchen	10066341	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600									\$5,600							\$11,200	
E1030	Commercial Kitchen	10066245	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	\$15,000.00	\$15,000					\$15,000																\$15,000	
E1030	Commercial Kitchen	10066297	Foodservice Equipment, Walk-In, Freezer, Replace	20	16	4	1	EA	\$25,000.00	\$25,000					\$25,000																\$25,000	
E1030	Commercial Kitchen	10066451	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	7	8	1	EA	\$4,600.00	\$4,600									\$4,600												\$4,600	
E1030	Roof	10066364	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	2	13	1	EA	\$6,300.00	\$6,300													\$6,300								\$6,300	
E1030	Commercial Kitchen	10066227	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	1	14	1	EA	\$3,600.00	\$3,600														\$3,600							\$3,600	
E1040	Art Classrooms	10071126	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																\$3,200	
E1040	Instrumental Music	10071188	Laboratory Equipment, Sink, 1-Bowl, Replace	30	26	4	1	EA	\$1,725.00	\$1,725					\$1,725																\$1,725	
E1040	Art Classrooms	10071143	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																\$3,200	
E1040	Gymnasium	10066617	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500					\$3,000		
E1040	Lobby	10066710	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500					\$1,500										\$1,500					\$3,000		
E1060	Teachers Lounge	10071134	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	1	14	1	EA	\$600.00	\$600														\$600						\$600		
E1070	Gymnasium	10066708	Basketball Backboard, Wall-Mounted, Operable	30	26	4	1	EA	\$4,300.00	\$4,300					\$4,300																\$4,300	
E1070	Gymnasium	10066225	Gym Scoreboard, Electronic Standard, Replace	30	26	4	1	EA	\$8,500.00	\$8,500					\$8,500																\$8,500	
E1070	Gymnasium	10066548	Basketball Backboard, Ceiling-Mounted, Fixed	30	26	4	1	EA	\$5,000.00	\$5,000					\$5,000																\$5,000	
E1070	Gymnasium	10066656	Basketball Backboard, Wall-Mounted, Fixed	30	26	4	1	EA	\$3,580.00	\$3,580					\$3,580																\$3,580	
E1070	Gymnasium	10066295	Gym Scoreboard, Electronic Very Robust, Replace	30	26	4	1	EA	\$29,600.00	\$29,600					\$29,600																\$29,600	
E1070	Gymnasium	10066235	Basketball Backboard, Ceiling-Mounted, Operable	30	26	4	1	EA	\$7,830.00	\$7,830					\$7,830																\$7,830	
E2010	Library	10066735	Library Shelving, Single-Faced, up to 90" Height, Replace	20	16	4	84	LF	\$330.00	\$27,720					\$27,720																\$27,720	
E2010	Classrooms General	10071177	Casework, Cabinetry, Standard, Replace	20	16	4	90	LF	\$300.00	\$27,000					\$27,000																\$27,000	
E2010	Classrooms General	10071166	Casework, Cabinetry, Standard, Replace	20	16	4	160	LF	\$300.00	\$48,000					\$48,000																\$48,000	
E2010	Classrooms Music	10066634	Casework, Cabinetry, Standard, Replace	20	16	4	12	LF	\$300.00	\$3,600					\$3,600																\$3,600	
E2010	Teachers Lounge	10071164	Casework, Cabinetry, Standard, Replace	20	16	4	12	LF	\$300.00	\$3,600					\$3,600																	

Replacement Reserves Report



1/29/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Library	10066230	Library Shelving, Double-Faced, up to 90" Height, Replace	20	16	4	120	LF	\$480.00	\$57,600					\$57,600																	\$57,600
E2010	Kindergarten	10071162	Casework, Cabinetry, Standard, Replace	20	16	4	124	LF	\$300.00	\$37,200					\$37,200																	\$37,200
E2010	Kindergarten	10071138	Casework, Cabinetry, Standard, Replace	20	16	4	96	LF	\$300.00	\$28,800					\$28,800																	\$28,800
G2060	Courtyard	10071169	Picnic Table, Metal Powder-Coated, Replace	20	16	4	1	EA	\$700.00	\$700					\$700																	\$700
G2060	Courtyard	10071123	Picnic Table, Metal Powder-Coated, Replace	20	16	4	3	EA	\$700.00	\$2,100					\$2,100																	\$2,100
P2030	Throughout Building	10150917	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	37	* 0	1	EA	\$7,000.00	\$7,000		\$7,000																				\$7,000
Y1020	Building Entrances	10233815	ADA Paths of Travel, Signage, Directional Wall-Mounted, Install	0	37	0	2	EA	\$200.00	\$400	\$400																					\$400
Y1030	Classrooms, etc.	10233799	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	37	0	40	EA	\$300.00	\$12,000	\$12,000																					\$12,000
Y1050	Public Restrooms	10233930	ADA Restrooms, Restroom Layout, Full Reconfiguration, Renovate	0	37	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
Y1060	Teacher Lounge	10233928	ADA Kitchen & Laundry Areas, Cabinetry, Height/Location/Clearance, Modify	0	37	0	3	LF	\$150.00	\$450	\$450																					\$450
Totals, Unescalated											\$27,850	\$12,700	\$0	\$118,900	\$14,405,517	\$82,400	\$0	\$5,700	\$4,600	\$58,813	\$734,980	\$82,690	\$0	\$30,900	\$357,074	\$28,900	\$5,700	\$5,700	\$1,400	\$1,078,016	\$15,500	\$17,057,339
Totals, Escalated (3.0% inflation, compounded annually)											\$27,850	\$13,081	\$0	\$129,925	\$16,213,536	\$95,524	\$0	\$7,010	\$5,827	\$76,737	\$987,752	\$114,462	\$0	\$45,378	\$540,106	\$45,025	\$9,147	\$9,421	\$2,383	\$1,890,308	\$27,995	\$20,241,468

Stone Mill 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
F1020	Site	10071163	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	26	4	100	SF	\$75.00	\$7,500					\$7,500																	\$7,500
G2050	Site Playground Areas	10071182	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	19000	SF	\$0.45	\$8,550			\$8,550				\$8,550						\$8,550					\$8,550				\$34,200
G2050	Site Playground Areas	10071174	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	\$4,750.00	\$4,750					\$4,750																	\$4,750
G2050	Site Playground Areas	10071151	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	\$4,750.00	\$4,750					\$4,750																	\$4,750
G2050	Site Playground Areas	10071171	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	\$5,000.00	\$5,000					\$5,000																	\$5,000
G2050	Site Playground Areas	10071137	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	\$4,750.00	\$4,750					\$4,750																	\$4,750
G2050	Site Playground Areas	10071186	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	\$4,750.00	\$4,750					\$4,750																	\$4,750
G2050	Site Playground Areas	10071125	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	11	4	2	EA	\$450.00	\$900					\$900														\$900			\$1,800
G2050	Site Playground Areas	10071159	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2050	Site Playground Areas	10071167	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	11	4	2600	SF	\$3.50	\$9,100					\$9,100														\$9,100			\$18,200
G2050	Site Playground Areas	10071145	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2050	Site Playground Areas	10071184	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2050	Site Playground Areas	10071197	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	\$35,000.00	\$35,000					\$35,000																	\$35,000
G2050	Site Playground Areas	10071160	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	\$20,000.00	\$20,000					\$20,000																	\$20,000
G2050	Site Playground Areas	10071127	Play Structure, Multipurpose, Small, Replace	20	6	14	1	EA	\$10,000.00	\$10,000														\$10,000								\$10,000
G2060	Site Playground Areas	10071150	Fences & Gates, Fence, Chain Link 6', Replace	40	36	4	75	LF	\$21.00	\$1,575					\$1,575																	\$1,575
G2060	Site Playground Areas	10071142	Fences & Gates, Fence, Chain Link 4', Replace	40	36	4	1	LF	\$18.00	\$18					\$18																	\$18
G2060	Site Playground Areas	10071141	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA	\$700.00	\$1,400					\$1,400																	\$1,400
G2060	Site Playground Areas	10071165	Park Bench, Metal Powder-Coated, Replace	20	16	4	2	EA	\$700.00	\$1,400					\$1,400																	\$1,400
Y1010	Parking Lot	10233812	ADA Parking, Signage, Pole-Mounted, Install	0	37	0	1	EA	\$500.00	\$500	\$500																					\$500
Totals, Unescalated											\$500	\$0	\$0	\$8,550	\$160,893	\$0	\$0	\$0	\$8,550	\$0	\$0	\$0	\$0	\$8,550	\$10,000	\$0	\$0	\$0	\$8,550	\$10,000	\$0	\$215,593
Totals, Escalated (3.0% inflation, compounded annually)											\$500	\$0	\$0	\$9,343	\$181,086	\$0	\$0	\$0	\$10,831	\$0	\$0	\$0	\$0	\$12,556	\$15,126	\$0	\$0	\$0	\$14,556	\$17,535	\$0	\$261,533

* Markup has been included in unit costs.

Appendix G: Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10066485	D1010	Elevator Controls	Automatic, 1 Car	2100	Stone Mill Elementary School / Main Building	Elevator Shafts/Utility				1988		
2	10066543	D1010	Passenger Elevator [1]	Hydraulic, 2 Floors	2100 LB	Stone Mill Elementary School / Main Building	Elevator Shafts/Utility	Mel I			1988		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10066687	D2010	Boiler	Gas, Domestic	305 MBH	Stone Mill Elementary School / Main Building	Boiler Room	State			2014		
2	10066524	D2010	Pump	Circulation, Domestic Water, 0.5 HP	1/3 HP	Stone Mill Elementary School / Main Building	Boiler Room	Bell & Gossett			2014		
3	10066330	D2010	Backflow Preventer	Domestic Water	4 IN	Stone Mill Elementary School / Main Building	Boiler Room	Ames	Illegible	Illegible	1988		
4	10066726	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Underground		Stone Mill Elementary School / Main Building	Commercial Kitchen				2008		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10066376	D3020	Boiler [B-1]	Gas, HVAC	1112 MBH	Stone Mill Elementary School / Main Building	Boiler Room	Viessmann	CM2 311	No dataplate	2019		
2	10066336	D3020	Boiler [B-2]	Gas, HVAC	1112 MBH	Stone Mill Elementary School / Main Building	Boiler Room	CM2311	No dataplate	No dataplate	2019		
3	10071146	D3020	Unit Heater	Electric	5 kW	Stone Mill Elementary School / Main Building	Utility Rooms/Areas	Inaccessible	Inaccessible	Inaccessible	1988		
4	10066592	D3020	Unit Heater	Electric	5 kW	Stone Mill Elementary School / Main Building	Generator Room	Inaccessible	Inaccessible	Inaccessible	1988		
5	10066398	D3020	Unit Heater	Hydronic	12 MBH	Stone Mill Elementary School / Main Building	Commercial Kitchen	Trane	Inaccessible	Inaccessible*	1988		
6	10066278	D3020	Unit Heater	Hydronic	8 MBH	Stone Mill Elementary School / Main Building	Hallways & Common Areas	Trane	Inaccessible	Inaccessible**	1988		
7	10066640	D3020	Unit Heater	Hydronic	8 MBH	Stone Mill Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible***	1988		
8	10071179	D3020	Unit Heater	Hydronic	12 MBH	Stone Mill Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	1988		
9	10066734	D3020	Unit Heater	Hydronic	8 MBH	Stone Mill Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible*****	1988		
10	10066547	D3020	Unit Heater	Hydronic	52.3 MBH	Stone Mill Elementary School / Main Building	Boiler Room	Trane	Inaccessible	Inaccessible*	1988		
11	10066424	D3020	Unit Heater	Hydronic	8 MBH	Stone Mill Elementary School / Main Building	Storage 17	Trane	Inaccessible	Inaccessible	1988		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10071122	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3.5 TON	Stone Mill Elementary School / Main Building	Courtyard	Mitsubishi Electric	PUZ-A42NKA7	D. 81U02204B	2019		
24	10071173	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3.5 TON	Stone Mill Elementary School / Main Building	Courtyard	Mitsubishi Electric	PUZ-A42NKA7	SYU02106A	2019		
25	10066744	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 2.5 to 3 TON	2.5 TON	Stone Mill Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A30NHA7		2019		
26	10071170	D3030	Unit Ventilator	approx/nominal 2 Ton	600 CFM	Stone Mill Elementary School / Main Building	Classrooms General	Daikin Industries			1988		
27	10071136	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Stone Mill Elementary School / Main Building	Classrooms General				1988		
28	10071149	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Stone Mill Elementary School / Main Building	Classrooms General				1988		
29	10071172	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM	1200	Stone Mill Elementary School / Main Building	Classrooms General				1988		
30	10066264	D3050	Pump [HWR 55]	Distribution, HVAC Heating Water	.75 HP	Stone Mill Elementary School / Main Building	Boiler Room	Bell & Gossett	Inaccessible	C281470-02691	2019		
31	10066340	D3050	Pump [HWR 56]	Distribution, HVAC Heating Water	.75 HP	Stone Mill Elementary School / Main Building	Boiler Room	Bell & Gossett	Inaccessible	Inaccessible*	2019		
32	10066468	D3050	Pump [SP-1]	Distribution, HVAC Chilled or Condenser Water	15 HP	Stone Mill Elementary School / Main Building	Boiler Room	Bell & Gossett	No dataplate	No dataplate	2019		
33	10066602	D3050	Pump [SP-2]	Distribution, HVAC Chilled or Condenser Water	15 HP	Stone Mill Elementary School / Main Building	Boiler Room	Bell & Gossett	Inaccessible	Inaccessible****	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10066553	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Stone Mill Elementary School / Main Building	Roof	Innovent	No dataplate	No dataplate			
35	10066433	D3050	Air Handler [AHU #1]	Interior AHU, Easy/Moderate Access, 2400 CFM	2400 CFM	Stone Mill Elementary School / Main Building	Mechanical Room 2	Trane	UCCAA06A0C0FEW12	K19D29068	2019		
36	10066338	D3050	Air Handler [DOAS-1]	Exterior AHU	18000 CFM	Stone Mill Elementary School / Main Building	Roof	Valent	VPRC-352-50C-601-A-1DD	15818806	2019		
37	10066692	D3050	Air Handler [DOAS-2]	Exterior AHU	5000 CFM	Stone Mill Elementary School / Main Building	Roof	Valent	VRPC-210-18C-20A-A-100	Inaccessible	2019		
38	10066290	D3050	Air Handler [RTU-4]	Exterior AHU	8000 CFM	Stone Mill Elementary School / Main Building	Roof	Valent	VPRC-210-18F-25-A-4GC	15818786	2019		
39	10066558	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	7.5 TON	Stone Mill Elementary School / Main Building	Roof	Trane	THC092F3R0A0JP0C0A2B6B00AC0000000000000000	191613781L	2019		
40	10066703	D3060	Exhaust Fan	Centrifugal, 12" Damper	374 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	G-070-V6	15917610	1988		
41	10066757	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Stone Mill Elementary School / Main Building	Roof	ILG			2019		
42	10066391	D3060	Exhaust Fan	Centrifugal, 12" Damper	230 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck			2015		
43	10066680	D3060	Exhaust Fan [PRV-10]	Centrifugal, 12" Damper	374 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	EL 6-070-V6-X	15917611	2019		
44	10066286	D3060	Exhaust Fan [PRV-11]	Centrifugal, 12" Damper	374 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	EL 6 070-16-X	15917613	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10066352	D3060	Exhaust Fan [PRV-13]	Centrifugal, 12" Damper	230 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	EL G-060-V6-X	15917617	2015		
46	10066632	D3060	Exhaust Fan [PRV-14]	Centrifugal, 12" Damper	230 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	G-060-VG-X	15917618	2015		
47	10066506	D3060	Exhaust Fan [PRV-2]	Centrifugal, 24" Damper	3209 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	EL GB-141-5-X	159 17602	2015		
48	10066335	D3060	Exhaust Fan [PRV-3]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	161 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	GB-161-4-X	15917604 196	2015		
49	10066299	D3060	Exhaust Fan [PRV-4]	Centrifugal, 24" Damper	2455 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	63-131-4-X	15917605	2015		
50	10066737	D3060	Exhaust Fan [PRV-5]	Centrifugal, 16" Damper	1385 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	68-131-4-X	15917607	2015		
51	10066492	D3060	Exhaust Fan [PRV-8]	Centrifugal, 16" Damper	1179 CFM	Stone Mill Elementary School / Main Building	Roof	Trane	6-095-V6-6-X	15917608	2019		
52	10066240	D3060	Exhaust Fan	Centrifugal, 12" Damper	7.5 CFM	Stone Mill Elementary School / Main Building	Roof	Trane			2019		
53	10066683	D3060	Fan [SAF-3]	Centrifugal, 24" Diameter, 3500 CFM	3500 CFM	Stone Mill Elementary School / Main Building	Roof	Greenheck	AS-20-428-B6-X	15917619	2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10066691	D4010	Backflow Preventer	Fire Suppression	6 IN	Stone Mill Elementary School / Main Building	Mechanical Room	Watts			2015		
2	10066387	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Stone Mill Elementary School / Main Building	Utility Rooms/Areas						10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10066764	D5010	Generator	Gas or Gasoline	80 KW	Stone Mill Elementary School / Main Building	Generator Room	Kholer			2011		
2	10066649	D5010	Automatic Transfer Switch [LIFE SAFETY]	ATS, 100 AMP	100 amp	Stone Mill Elementary School / Main Building	Mechanical Room	Kohler	Inaccessible	Inaccessible	1988		
3	10066384	D5010	Automatic Transfer Switch [NON LIFE SAFETY]	ATS, 100 AMP		Stone Mill Elementary School / Main Building	Mechanical Room	Kohler	Inaccessible	Inaccessible	1988		
4	10066430	D5020	Switchboard	277/480 V	2000 AMP	Stone Mill Elementary School / Main Building	Electrical Room	Westinghouse			1988		
5	10066473	D5020	Switchboard [SMDP]	120/208 V	1200 AMP	Stone Mill Elementary School / Main Building	Mechanical Room	Square D			2019		
6	10066439	D5020	Distribution Panel [K]	120/208 V	400 AMP	Stone Mill Elementary School / Main Building	Commercial Kitchen				1988		
7	10066405	D5030	Variable Frequency Drive [HWR-55]	VFD, by HP of Motor	.75 HP	Stone Mill Elementary School / Main Building	Boiler Room	Trane	177U2484	488004Y179	2019		
8	10066620	D5030	Variable Frequency Drive [HWR-56]	VFD, by HP of Motor	.75 HP	Stone Mill Elementary School / Main Building	Boiler Room	Trane	177U2484	487904Y179	2019		
9	10066497	D5030	Variable Frequency Drive [SP-1]	VFD, by HP of Motor	15 HP	Stone Mill Elementary School / Main Building	Boiler Room	Trane	.: 177U9065	698002Y199	2019		
10	10066280	D5030	Variable Frequency Drive [SP-2]	VFD, by HP of Motor	15 HP	Stone Mill Elementary School / Main Building	Boiler Room	Trane	.: 177U9065	697902Y199	2019		
11	10066686	D5040	Emergency & Exit Lighting	Exit Sign, LED		Stone Mill Elementary School / Main Building	Throughout Building						35

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10066743	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Stone Mill Elementary School / Main Building	Gymnasium				1988		5800

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10066318	D7050	Fire Alarm Panel	Fully Addressable		Stone Mill Elementary School / Main Building	Generator Room	Honeywell Fire- Lite	MS-9600UDLS	No dataplate	2013		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D80 Integrated Automation													
1	10066448	D8010	BAS/HVAC Controls	DDC Control Panel		Stone Mill Elementary School / Main Building	Mechanical Room	BASmore	No dataplate	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10066535	E1030	Foodservice Equipment	Convection Oven, Single		Stone Mill Elementary School / Main Building	Commercial Kitchen	Blodgett	del:ZEPHAIRE-200-E		2008		
2	10066341	E1030	Foodservice Equipment	Convection Oven, Single		Stone Mill Elementary School / Main Building	Commercial Kitchen	Blodgett			2008		
3	10066725	E1030	Foodservice Equipment	Dairy Cooler/Wells		Stone Mill Elementary School / Main Building	Commercial Kitchen				1988		
4	10066227	E1030	Foodservice Equipment	Dairy Cooler/Wells		Stone Mill Elementary School / Main Building	Commercial Kitchen	Traulsen	RMC58D4		2024		
5	10066427	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Stone Mill Elementary School / Main Building	Commercial Kitchen	Colorpoint	KCH2M-CPA	G88B1101	1988		
6	10066751	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Stone Mill Elementary School / Main Building	Commercial Kitchen		K60-CFT	G88C1100	1988		
7	10066476	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Stone Mill Elementary School / Main Building	Commercial Kitchen	Traulsen	GHT 1-32WUT	228166	1988		
8	10066274	E1030	Foodservice Equipment	Sink, 1-Bowl		Stone Mill Elementary School / Main Building	Commercial Kitchen				1988		
9	10066449	E1030	Foodservice Equipment	Sink, 3-Bowl		Stone Mill Elementary School / Main Building	Commercial Kitchen				1988		
10	10071124	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Stone Mill Elementary School / Main Building	Utility Rooms/Areas				1988		
11	10066562	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Stone Mill Elementary School / Main Building	Roof	Trenton Refrigeration	ESA01516 HISA F	082103290	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10066364	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Stone Mill Elementary School / Main Building	Roof	Trenton	TEZA007H8-HT3D-B	239234022	2023		
13	10066451	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Stone Mill Elementary School / Main Building	Commercial Kitchen	Trenton	BF-180A-Mo	55405882	1988		
14	10066242	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Stone Mill Elementary School / Main Building	Commercial Kitchen	Trenton Refrigeration	No dataplate	No dataplate	1988		
15	10066233	E1030	Foodservice Equipment	Walk-In, Freezer		Stone Mill Elementary School / Main Building	Commercial Kitchen	Bally			1988		
16	10066297	E1030	Foodservice Equipment	Walk-In, Freezer		Stone Mill Elementary School / Main Building	Commercial Kitchen	Bally	3478-2-W	DX88826302	1988		
17	10066245	E1030	Foodservice Equipment	Walk-In, Refrigerator		Stone Mill Elementary School / Main Building	Commercial Kitchen	Bally	3478-2-W	. DX88826301	1988		
18	10066498	E1030	Foodservice Equipment	Water Extractor & Pulp Disposer, Primary		Stone Mill Elementary School / Main Building	Commercial Kitchen				1988		
19	10071126	E1040	Ceramics Equipment	Kiln		Stone Mill Elementary School / Main Building	Art Classrooms		SNF823	353822	2003		
20	10071143	E1040	Ceramics Equipment	Kiln		Stone Mill Elementary School / Main Building	Art Classrooms	Inaccessible	Inaccessible	Inaccessible	2003		
21	10066617	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Stone Mill Elementary School / Main Building	Gymnasium				2020		
22	10066710	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Stone Mill Elementary School / Main Building	Lobby				2020		