

FACILITY CONDITION ASSESSMENT



prepared for

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



Strawberry Knoll Elementary School
18820 Strawberry Knoll Road
Gaithersburg, MD 20879

PREPARED BY:

Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:

Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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ON SITE DATE:

April 22, 2025

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Campus Findings and Deficiencies

Facility Characteristic Survey

Facility Condition Index (FCI) Depleted Value

Immediate Needs

Key Findings

Plan Types

2. Elementary School Building

3. Site Summary

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification

8. Appendices

1

1

2

3

4

5

6

8

9

12

14

16

18

18

19

20

21



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary School
Number of Buildings	One
Main Address	18820 Strawberry Knoll Road, Gaithersburg, MD 20879
Site Developed	1988
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 22, 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)	Tameeka Brown
Assessment & Report Prepared By	Maher Raai
Reviewed By	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Strawberry Knoll Educational Center in Gaithersburg, MD was built in 1988. The facility includes offices, library, gym, cafeteria, classrooms, and restrooms, operating continuously since completion.

Architectural

The masonry load bearing structure appears structurally sound, with no visible deficiencies. The exterior shows some minor deterioration, though generally well-maintained.

The interior finishes are in satisfactory condition, with moderate wear. Regular maintenance and selective replacement will be required to maintain the school's appearance and functionality.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEP systems are generally operational, though some areas require attention. The buildings use packaged rooftop units and classroom ventilators for primary heating and cooling. Systems are generally fair and nearing the late stages of their useful life.

The electrical systems are overall in good order, but some components may be nearing the end of their life and require monitoring. The plumbing is generally adequate, with regular maintenance and fixture replacements, though isolated issues may need evaluation.

A central monitored fire alarm system, including smoke detectors, is in place along with a wet-pipe sprinkler system. The fire alarm panel is in the main office and regularly tested.

This indicates the MEP and life safety features generally support educational activities, though poor cooling may impact comfort. The environment is safe, but some system upgrades may be necessary to ensure reliable operation.

Site

The Strawberry Knoll School campus features parking areas, playgrounds, and sports facilities. The parking lots and walkways are generally in fair condition, with only minor deficiencies observed.

The outdoor amenities include a basketball court, soccer field, baseball safety net, and playground, offering many opportunities for student recreation and activities. These site assets require routine maintenance and potential replacements over time.

One exception is the minor cracking noted in some concrete sidewalks, which can be addressed through targeted repair work rather than full replacement. Overall, the school's grounds and outdoor spaces appear well-maintained and suitable to support the educational programs and extracurricular needs of the student body.

Facility Characteristic Survey

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

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 0.489797.

Immediate Needs

Facility/Building	Total Items	Total Cost
Strawberry Knoll Elementary School / Main Building	1	\$1,300
Strawberry Knoll Elementary School / Site	1	\$1,000
Total	2	\$2,300

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9292986	Roof	B3060	Roof Skylight, per unit, up to 20 SF, Replace	Poor	Performance/Integrity	\$1,300
Total (1 items)						\$1,300

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9283336	Site Parking Areas	G2030	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,000
Total (1 items)						\$1,000

Key Findings



Storm Drainage Components in Poor Condition.

Catch Basin, 6' Deep
Site Strawberry Knoll Elementary School Site
Parking Areas

Uniformat Code: G3030
Recommendation: **Replace in 2026**

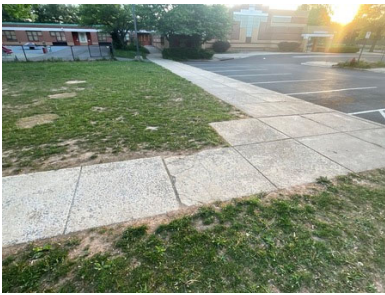
Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Catch basin inlet cover rust damaged and chipped - AssetCALC ID: 9283331



Sidewalk in Poor Condition.

Any pavement type, Sectional Repairs per
Man-Day
Site Strawberry Knoll Elementary School Site
Parking Areas

Uniformat Code: G2030
Recommendation: **Repair in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,000

\$\$\$\$

Cracked concrete - AssetCALC ID: 9283336



Sidewalk in Poor Condition.

Asphalt
Site Strawberry Knoll Elementary School Site

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Poor surface - AssetCALC ID: 9283335



Roof Skylight in Poor Condition.

per unit, up to 20 SF
Main Building Strawberry Knoll Elementary
School Roof

Uniformat Code: B3060
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,300

\$\$\$\$

Damaged surface - AssetCALC ID: 9292986



Flooring in Poor Condition.

Vinyl Tile (VCT)
Main Building Strawberry Knoll Elementary
School Throughout Building

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

Priority Score: **72.7**

Plan Type: Environmental

Cost Estimate: \$300

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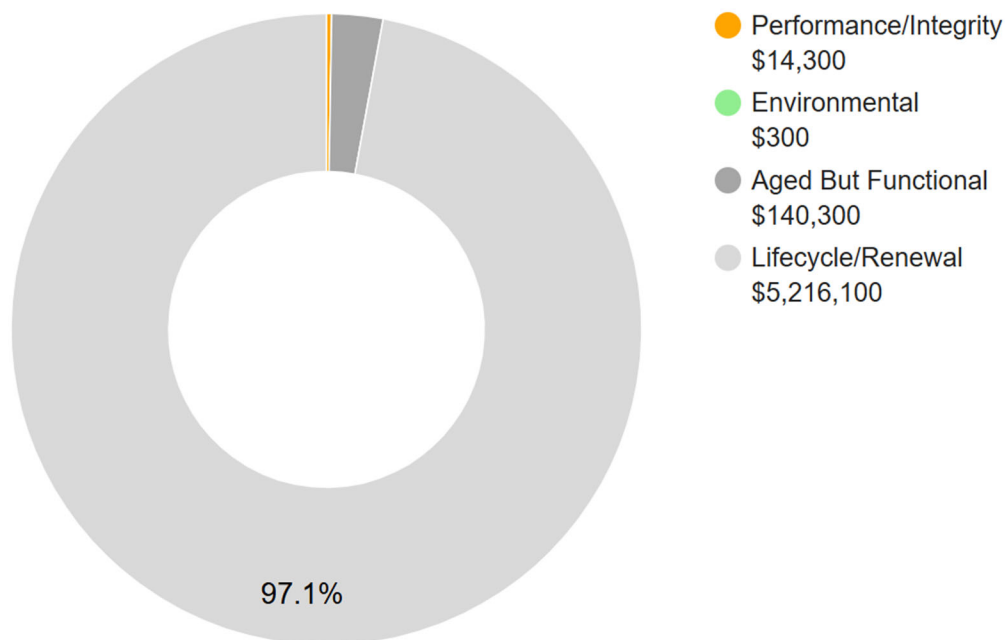
Cracked tiles in scattered locations - AssetCALC ID: 9293053

Plan Types

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

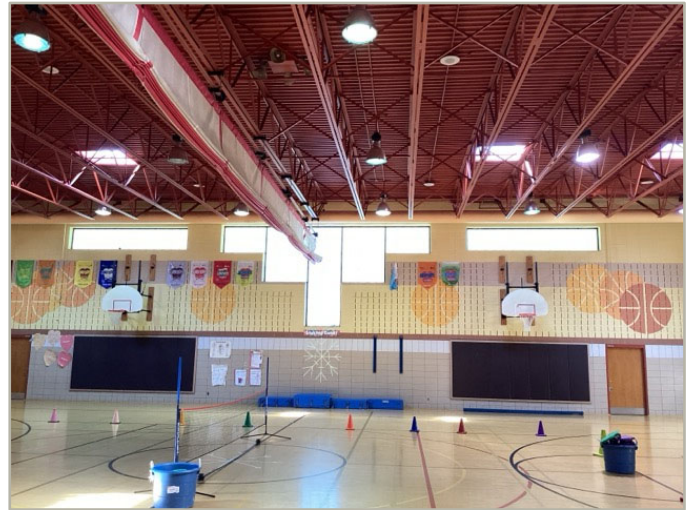
Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$5,371,000

2. Elementary School Building



Elementary School Building: Systems Summary

Address	18820 Strawberry Knoll Road, Gaithersburg, MD 20879	
GPS Coordinates	39.16625189687618, -77.18271931991809	
Constructed/Renovated	1988	
Building Area	78,723 SF	
Number of Stories	1 above grade	
System	Description	Condition
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco, glazed panels Windows: Aluminum	Fair
Roof	Primary: Flat with single-ply EPDM built-up roofing Secondary: Flat with built-up finish Tertiary: Gable and pyramid metal finish	Fair
Interiors	Walls: Painted gypsum board, vinyl, FRP, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, sealed and coated concrete Ceilings: Painted gypsum board, ACT and wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Elementary School Building: Systems Summary		
HVAC	Non-Central System: Packaged units, ventilators, split-system heat pumps	Good
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring with copper wiring Interior Lighting: LED Emergency Power: Gas generator	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 the exterior site areas. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	\$44,300	\$118,600	\$162,900
Roofing	\$1,300	-	-	\$743,600	\$771,500	\$1,516,400
Interiors	-	\$300	\$275,800	\$693,500	\$599,400	\$1,569,000
Plumbing	-	-	-	\$33,100	\$351,700	\$384,800
HVAC	-	\$4,300	\$349,100	\$672,900	\$59,000	\$1,085,300
Fire Protection	-	-	-	-	\$135,200	\$135,200
Electrical	-	-	\$65,500	\$529,300	\$340,900	\$935,700
Fire Alarm & Electronic Systems	-	-	-	\$303,700	\$574,500	\$878,200
Equipment & Furnishings	-	-	-	\$261,700	\$761,500	\$1,023,200
TOTALS (3% inflation)	\$1,300	\$4,600	\$690,400	\$3,282,100	\$3,712,200	\$7,690,600

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

3. Site Summary



Site Information		
Site Area	8.2 acres (estimated)	
Parking Spaces	82 total spaces all in open lots; 10 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage. Chain link, and wrought iron fencing, CMU wall dumpster enclosures Playgrounds and sports fields and courts with fencing Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU and Concrete retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Prefabricated modular buildings	Good
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	\$1,400	\$13,100	\$1,800	\$16,200
HVAC	-	\$4,200	-	\$5,300	-	\$9,500
Equipment & Furnishings	-	-	-	-	\$17,500	\$17,500
Special Construction & Demo	-	-	-	-	\$228,400	\$228,400
Site Pavement	\$1,000	\$5,800	\$21,600	\$25,000	\$399,000	\$452,400
Site Development	-	\$5,300	\$56,300	\$150,500	\$382,300	\$594,500
Site Utilities	-	\$6,200	-	-	\$81,000	\$87,200
TOTALS (3% inflation)	\$1,000	\$21,600	\$79,200	\$193,900	\$1,110,100	\$1,405,800

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

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 not 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	Unknown	No
Main Building	1988	Unknown	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Strawberry Knoll Elementary School, 18820 Strawberry Knoll Road, Gaithersburg, MD 20879, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

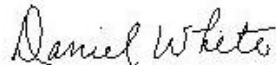
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Maher Raai
Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer
for
Bill Champion
Program Manager
443.622.5067
bill.champion@bureauveritas.com

8. Appendices

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

Appendix A: **Photographic Record**

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

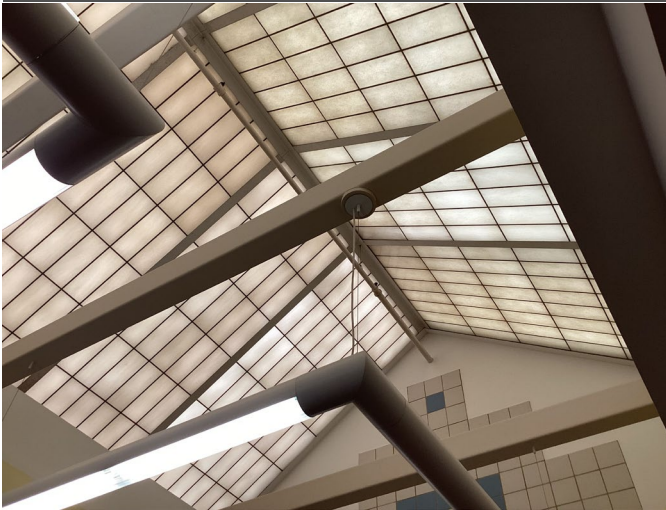


5 - ROOFING



6 - ROOFING

Photographic Overview



7 - ROOF SKYLIGHT



8 - LOBBY



9 - LOBBY



10 - GYMNASIUM



11 - CAFETERIA

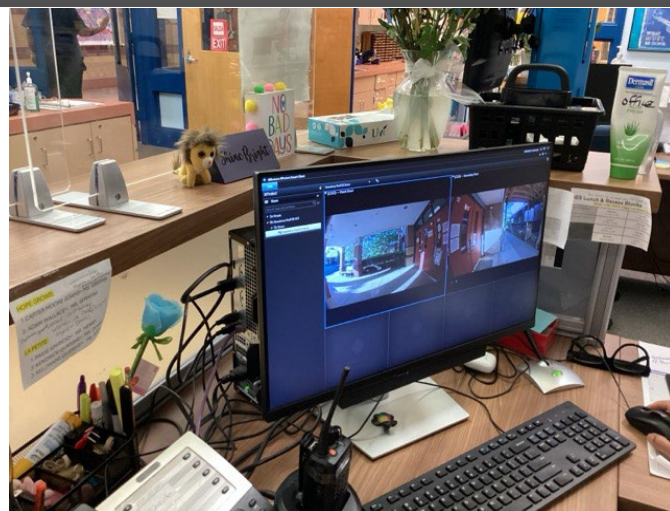


12 - LIBRARY

Photographic Overview



13 - ART CLASSROOM



14 - OFFICES



15 - OFFICES



16 - TYPICAL HALLWAY



17 - RESTROOM



18 - RESTROOM

Photographic Overview



19 - WATER HEATER



20 - PACKAGED UNIT



21 - GENERATOR



22 - MAIN ELECTRICAL ROOM



23 - MAIN SWITCHBOARD



24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - INTERCOM/PA SYSTEM



26 - FIRE ALARM PANEL



27 - FOODSERVICE EQUIPMENT



28 - SPORTS FIELD



29 - SIDEWALKS



30 - SECONDARY PARKING AREA

Photographic Overview



31 - MAIN PARKING AREA



32 - SECONDARY PARKING AREA



33 - SPORTS COURTS AND FIELDS



34 - SIGNAGE



35 - LANDSCAPE

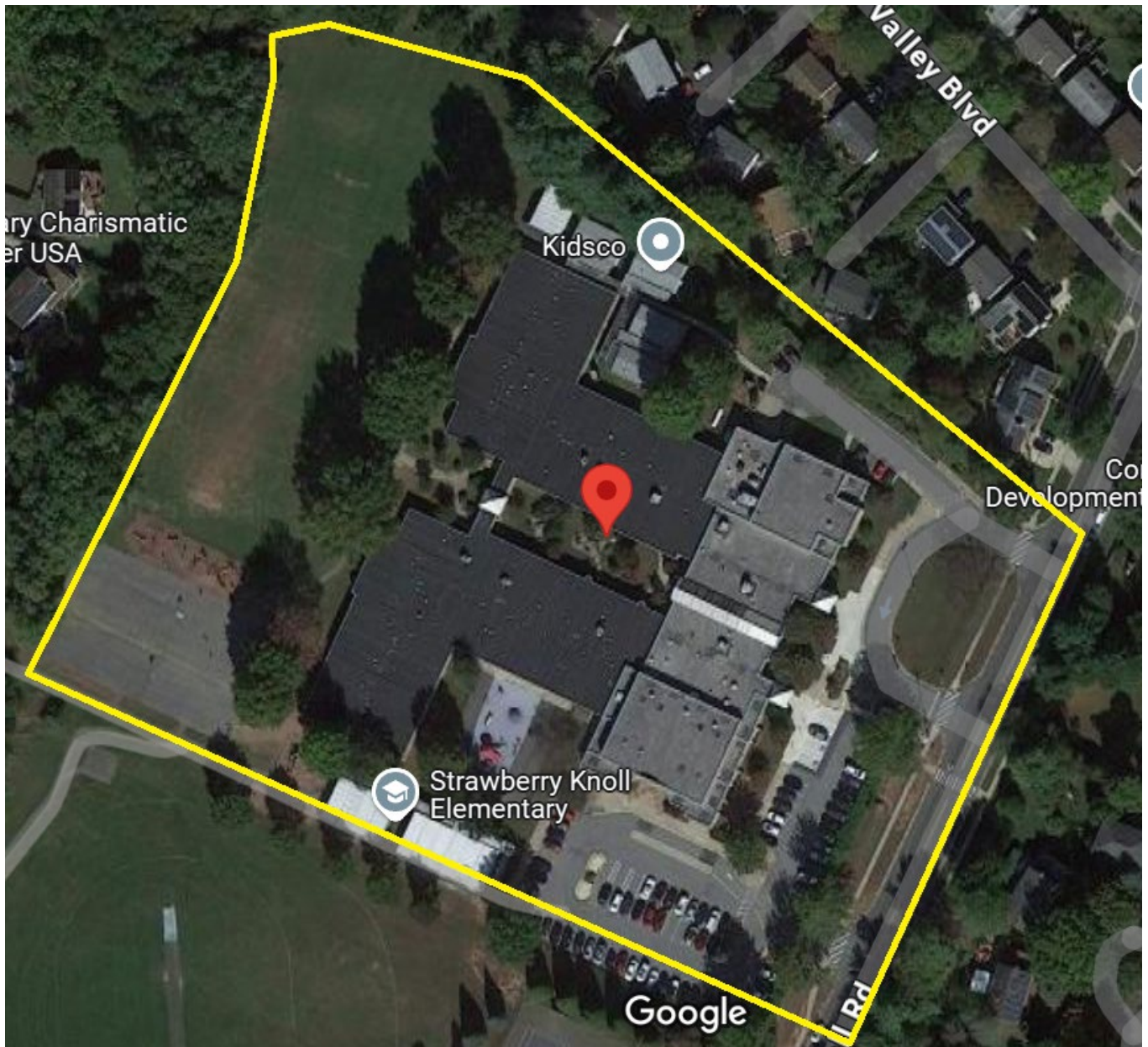




36 - FACADE

Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-117.354	Strawberry Knoll Elementary School	
	Source	On-Site Date	
	Google	April 29, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Strawberry Knoll Elementary School

Name of person completing form: Tamreeka Brown

Title / Association w/ property: Facility Manager

Length of time associated w/ property: 2 years

Date Completed: 4/29/2025

Phone Number: 240-608-0002

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1988	Renovated	
2	Building size in SF	81,900	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	N/A	
		Roof	N/A	
		Interiors	N/A	
		HVAC	N/A	
		Electrical	N/A	Undersized
		Site Pavement	Last 10 years	
		Accessibility	N/A	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Replaced some classroom hydronic cabinet units, new generator in last 3 years		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	In talks to renovate HVAC system		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

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?		✗			Storm drain in front of the school is damaged
8	Are there any wall, window, basement or roof leaks?	✗				
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?	✗				Equipment often trips breakers
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Playground sidewalk gets very slippery from runoff
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Strawberry Knoll Elementary School

BV Project Number: 172559.25R000-117.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR 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 ?	✗			

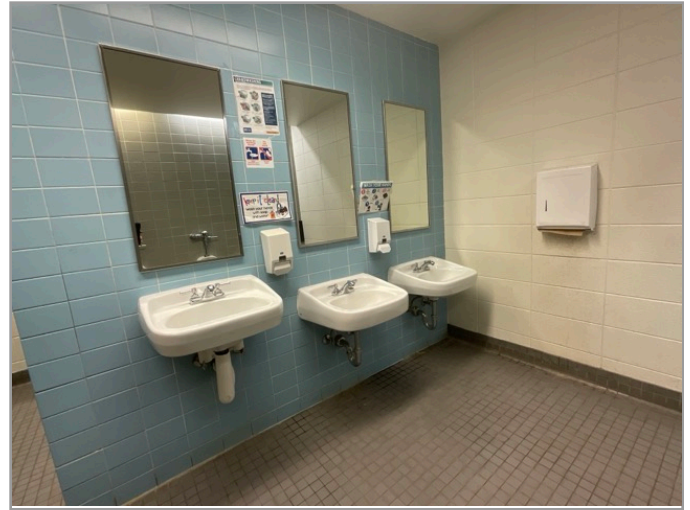
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	✗			
8	Do public transaction areas have an accessible, lowered service counter section ?	✗			
9	Do public telephones appear mounted with an accessible height and location ?			✗	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✗			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✗			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			✗	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✗			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	78,723 SF	38	9297747
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	78,723 SF	38	9297746
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick	30,750 SF	30	9293011
B2010	Building Exterior	Fair	Exterior Walls, Brick Veneer	860 SF	30	9293010
B2020	Building Exterior	Fair	Glazing, any type by SF	600 SF	10	9292952
B2020	Building Exterior	Fair	Glazing, any type by SF	820 SF	19	9292976
B2020	Main Entrance	Fair	Storefront, Glazing & Framing	160 SF	16	9292999
B2050	Lobby	Good	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	25	9292995
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	19	16	9292997
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	9293034
B2070	Building Exterior	Fair	Louvers, Aluminum	1	23	9293061
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	50,300 SF	10	9293067
B3010	Roof	Fair	Roofing, Metal Standing Seam	2,980 SF	23	9292992
B3010	Roof	Fair	Roofing, Built-Up	27,200 SF	15	9293007
B3020	Roof	Fair	Roof Appurtenances, Roof Access Ladder, Steel	28 LF	20	9292966
B3060	Roof	Fair	Roof Hatch, Metal	2	16	9292975
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	1	0	9292986
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	15	9293065
B3060	Lobby	Fair	Roof Skylight, per SF of glazing	1,200 SF	15	9297748
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	15	20	9292993
B3080	Roof	Fair	Soffit/Fascia, Metal	2,120 SF	15	9293060

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C1010	Lobby	Good	Interior Wall Construction, Steel Channel-Frame	160 SF	19	9292955
C1010	Throughout Building	Fair	Interior Wall Construction, Glass Block	280 SF	13	9293018
C1010	Gymnasium	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	1,500 SF	15	9293022
C1010	Kitchen	Fair	Interior Wall, Concrete Block (CMU)	1,200 SF	30	9293002
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	124	26	9293033
C1030	Throughout Building	Fair	Door Hardware, School, per Door	171	19	9293028
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	28	22	9293008
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	67,713 SF	5	9293027
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	19	15	9292972
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	11	9292982
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	115,200 SF	6	9292951
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	240 SF	6	9293079
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	8,240 SF	23	9292994
C2030	Mechanical Room	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	600 SF	5	9292962
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	60,893 SF	7	9293019
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	6,800 SF	7	9293035
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	60 SF	2	9293053
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	4,820 SF	8	9293062
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	5,550 SF	24	9292957
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,800 SF	6	9293052
C2050	Throughout Building	Good	Ceiling Finishes, Gypsum Board/Plaster	4,210 SF	34	9293020
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Pedestal	43	19	9293015
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Laundry	4	12	9292961

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Cafeteria	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	9292973
D2010	P2 & P1	Fair	Toilet, Child-Sized	2	19	9293024
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	44	14	9293080
D2010	Restrooms	Fair	Urinal, Standard	7	19	9293074
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	9292977
D2010	Electrical Room beside kitchen	Good	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	19	9293040
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	34	19	9293077
D2010	Classrooms General	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	26	8	9292996
HVAC						
D3010	Building Exterior	Fair	Storage Tank, Fuel, 501 to 1000 GAL	1	12	9292978
D3020	Electrical Room beside kitchen	Fair	Unit Heater, Electric, 6 to 10 KW	1	9	9293071
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	33	5	9293045
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 2 TON	1	3	9292989
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 1.5 TON	1	2	9293029
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON	1	8	9293075
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON	1	3	9293073
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	6	9293006
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON	1	8	9292950
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	8	9293012
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	8	9293004
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	8	9293044
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	8	9293041
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	2	8	9344615
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	78,723 SF	10	9293016
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	7	9344616

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	1	5	9292956
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM [EF-14]	2	5	9293047
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM	59	10	9293005
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2	7	9292970
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	2	11	9293013
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	8	11	9293070
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM	1	8	9292980
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	3	12	9292981
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	3	11	9293072
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	78,723 SF	16	9293049
Electrical						
D5010	Electrical Room	Good	Automatic Transfer Switch, ATS, 400 AMP	2	22	9293078
D5010	Electrical Room beside kitchen	Fair	Automatic Transfer Switch, ATS, 40 AMP	1	13	9292971
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [2200090832]	1	16	9293031
D5020	Electrical room beside Gym	Fair	Distribution Panel, 277/480 V, 400 AMP	1	16	9344614
D5020	Lobby	Fair	Distribution Panel, 120/240 V, 400 AMP	3	12	9293042
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP	2	16	9292965
D5020	Electrical room beside Gym	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	9293025
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 2000 AMP	1	22	9293014
D5020	Electrical room beside Gym	Fair	Switchboard, 277/480 V, 400 AMP	1	22	9292979
D5020	Exterior electrical room	Good	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	22	9293003
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 800 AMP	1	21	9293046
D5020	Lobby	Fair	Distribution Panel, 277/480 V, 400 AMP	3	18	9292985
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	16	9293026

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [2200090831]	1	17	9293043
D5020	Exterior electrical room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	5	9293057
D5020	Electrical room beside Gym	Fair	Distribution Panel, 277/480 V, 400 AMP	1	16	9292953
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 600 AMP	1	16	9293059
D5020	Electrical room beside Gym	Fair	Switchboard, 120/208 V, 800 AMP	1	22	9292959
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 600 AMP	1	16	9344613
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	78,723 SF	23	9293076
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	78,723 SF	10	9292958
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	78,723 SF	5	9292954
D5040	Cafeteria	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	960 SF	11	9293050
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	24	9	9293032
Fire Alarm & Electronic Systems						
D6020	Beside 6	Fair	Low Voltage System, Phone & Data Lines	20,000 SF	9	9293030
D6020	Room CC	Good	Low Voltage System, Facility-Wide, Phone & Data Lines	57,732 SF	13	9292988
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	78,723 SF	12	9293009
D7010	Building Exterior	Good	Access Control Devices, Card Reader	19	7	9297749
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	78,723 SF	9	9292949
D7050	Mechanical Room	Fair	Fire Alarm Panel, Fully Addressable	1	8	9293066
D7050	Electrical Rm Gym	Fair	Fire Alarm Panel, Multiplex	1	8	9293055
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	78,723 SF	12	9292969
D7050	Electrical Room	Fair	Fire Alarm Panel, Multiplex	1	8	9292983
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	7	9293064
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	3	8	9292960
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	2	7	9292998

Component Condition Report | Strawberry Knoll Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Cafeteria	Good	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	15	15	9293038
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	2	8	9293051
E1030	PI	Fair	Laundry Equipment, Dryer, Commercial, 30 to 50 LB	1	8	9293054
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	8	9293001
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	18	9293039
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	9293069
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	9292974
E1030	PI	Good	Laundry Equipment, Washer, Commercial	1	7	9292984
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	10 LF	12	9293048
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	9293000
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	2	10	9292987
E1040	Lobby	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	9292964
E1060	Throughout Building	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	8	8	9293058
E1070	Cafeteria	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	320 SF	10	9293037
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	19	9293021
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	350 LF	10	9293068
E2010	Lobby	Good	Artwork, Small Size/Value	2	20	9297750
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	80 LF	15	9292991
E2010	Hallways & Common Areas	Good	Fixed Seating, Courtroom/Church, Wood Benches/Pews	12 LF	19	9297745
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	350 LF	8	9293023
E2010	Kindergarten rooms	Good	Casework, Cabinetry, High-End or Laboratory	100 LF	14	9293036
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	600 LF	15	9292948
E2010	Lobby	Good	Artwork, Small Size/Value	3	24	9292963
E2010	Library	Good	Library Shelving, Double-Faced, up to 90" Height	60 LF	15	9292968

Component Condition Report | Strawberry Knoll Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Fair	Exterior Ramp, Wood	800 SF	8	9297725
B1080	Site	Fair	Stairs, Wood, Exterior	40 SF	6	9297720
B1080	Site General	Fair	Stairs, Concrete, Exterior	80 SF	30	9297730
B1080	Site	Fair	Stair/Ramp Rails, Wood, Refinish	780 LF	5	9297723
HVAC						
D3030	Modular classroom	Fair	Heat Pump, Packaged & Wall-Mounted, 2.5 to 3 TON	1	6	9283330
D3030	Modular classroom	Fair	Heat Pump, Packaged & Wall-Mounted, 1 to 2 TON	1	2	9283356
Electrical						
D5010		Good	Generator, Gas or Gasoline	1	22	9283347
Equipment & Furnishings						
E2010	Site Sports Fields & Courts	Fair	Artwork, Moderate Size/Value	1	19	9297721
Special Construction & Demo						
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Basic/Portable	1,000 SF	17	9297731
F1020	Site	Fair	Covered Play Structure, Wood-Framed	800 SF	14	9283342
F1020	Site	Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	900 SF	23	9297722
F1020		Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	48 SF	12	9283328
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,600 SF	4	9283333
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	2,200 LF	20	9283334
G2030	Site	Poor	Sidewalk, Asphalt	1,000 SF	2	9283335
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	450 SF	16	9283357
G2030	Site Parking Areas	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	1	0	9283336
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	13,000 SF	17	9283344
Athletic, Recreational & Playfield Areas						

Component Condition Report | Strawberry Knoll Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Small	1	13	9283353
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	15	9283352
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	5	9283341
G2050	Site Playground Areas	Good	Play Structure, Climbing Wall, Exterior, by vertical surface area	200 SF	10	9283348
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9283339
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	9	9283340
G2050	Site Playground Areas	Fair	Playground Surfaces, Rubber, Poured-in-Place	7,000 SF	11	9283345
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	12	9283338
G2050	Site Playground Areas	Fair	Sports Apparatus, Soccer, Regulation Goal	4	12	9297726
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,900 SF	3	9283343
G2050	Site Playground Areas	Fair	Playground Surfaces, Engineered Wood Fiber Chips, 3" Depth	5,000 SF	2	9283332
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	5	9283346
Sitework						
G2060	Site Sports Fields & Courts	Fair	Decorative Fountains, Aerator or Nozzle	1	6	9297729
G2060	Site General	Fair	Retaining Wall, Brick/Stone	450 SF	7	9283337
G2060	Site Sports Fields & Courts	Fair	Picnic Table, Wood/Composite/Fiberglass	3	9	9297728
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	750 LF	28	9283358
G2060	Site Sports Fields & Courts	Fair	Picnic Table, Wood/Composite/Fiberglass	3	12	9297727
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	120 SF	20	9297724
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	1	8	9283326
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	7	9283350
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	3	9283327
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	7	9283354
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	4	8	9283349
G2060	Site	Fair	Flagpole, Metal	1	10	9283324

Component Condition Report | Strawberry Knoll Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	13	15	9283325
Utilities						
G3030	Site Parking Areas	Poor	Storm Drainage Components, Catch Basin, 6' Deep	1	0	9283331

Component Condition Report | Strawberry Knoll Elementary School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	78,723 SF	8	9368300

Appendix F: Replacement Reserves

Replacement Reserves Report



5/27/2025

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
Strawberry Knoll Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,096,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,096,963
Strawberry Knoll Elementary School / Main Building	\$1,300	\$0	\$4,594	\$54,451	\$0	\$635,938	\$254,467	\$489,299	\$275,839	\$300,680	\$1,961,857	\$75,025	\$457,154	\$146,116	\$155,494	\$1,434,919	\$645,595	\$128,641	\$101,090	\$524,859	\$43,383	\$7,690,702
Strawberry Knoll Elementary School / Site	\$1,000	\$6,180	\$15,383	\$11,097	\$21,576	\$46,568	\$8,955	\$85,845	\$24,772	\$53,457	\$20,831	\$251,931	\$40,777	\$25,193	\$89,500	\$113,996	\$26,237	\$366,932	\$12,181	\$51,150	\$132,207	\$1,405,767
Grand Total	\$2,300	\$6,180	\$19,977	\$65,547	\$21,576	\$682,506	\$263,422	\$575,144	\$1,397,574	\$354,136	\$1,982,687	\$326,956	\$497,931	\$171,309	\$244,994	\$1,548,916	\$671,832	\$495,573	\$113,271	\$576,009	\$175,590	\$10,193,432

Strawberry Knoll Elementary School

Unif	mat	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	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								
D2010			Throughout building	9368300	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	78723	SF	\$11.00	\$865,953										\$865,953													\$865,953								
Totals, Unescalated														\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865,953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$865,953	
Totals, Escalated (3.0% inflation, compounded annually)														\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,096,963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,096,963

Strawberry Knoll Elementary School / Main Building

Format 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	
B2020	Building Exterior	9292952	Glazing, any type by SF, Replace	30	20	10	600	SF	\$55.00	\$33,000											\$33,000										\$33,000		
B2020	Building Exterior	9292976	Glazing, any type by SF, Replace	30	11	19	820	SF	\$55.00	\$45,100																				\$45,100		\$45,100	
B2020	Main Entrance	9292999	Storefront, Glazing & Framing, Replace	30	14	16	160	SF	\$55.00	\$8,800																	\$8,800					\$8,800	
B2050	Building Exterior	9292997	Exterior Door, Steel, Standard, Replace	30	14	16	19	EA	\$600.00	\$11,400																	\$11,400					\$11,400	
B2050	Building Exterior	9293034	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	14	16	1	EA	\$4,400.00	\$4,400																	\$4,400					\$4,400	
B3010	Roof	9293067	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	50300	SF	\$11.00	\$553,300											\$553,300											\$553,300	
B3010	Roof	9293007	Roofing, Built-Up, Replace	25	10	15	27200	SF	\$14.00	\$380,800																\$380,800						\$380,800	
B3020	Roof	9292966	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	20	20	28	LF	\$90.00	\$2,520																					\$2,520	\$2,520	
B3060	Roof	9292986	Roof Skylight, per unit, up to 20 SF, Replace	30	30	0	1	EA	\$1,300.00	\$1,300	\$1,300																					\$1,300	
B3060	Roof	9293065	Roof Skylight, per unit, up to 20 SF, Replace	30	15	15	12	EA	\$1,300.00	\$15,600																\$15,600						\$15,600	
B3060	Lobby	9297748	Roof Skylight, per SF of glazing, Replace	30	15	15	1200	SF	\$50.00	\$60,000																\$60,000						\$60,000	
B3060	Roof	9292993	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	15	EA	\$1,300.00	\$19,500																					\$19,500	\$19,500	
B3060	Roof	9292975	Roof Hatch, Metal, Replace	30	14	16	2	EA	\$1,300.00	\$2,600																		\$2,600					\$2,600
B3080	Roof	9293060	Soffit/Fascia, Metal, Replace	25	10	15	2120	SF	\$5.00	\$10,600																\$10,600						\$10,600	
C1010	Throughout Building	9293018	Interior Wall Construction, Glass Block, Replace	50	37	13	280	SF	\$20.00	\$5,600															\$5,600							\$5,600	
C1010	Lobby	9292955	Interior Wall Construction, Steel Channel-Frame, Replace	25	6	19	160	SF	\$27.00	\$4,320																				\$4,320		\$4,320	
C1010	Gymnasium	9293022	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	10	15	1500	SF	\$5.00	\$7,500																\$7,500						\$7,500	
C1030	Throughout Building	9293028	Door Hardware, School, per Door, Replace	30	11	19	171	EA	\$400.00	\$68,400																					\$68,400	\$68,400	
C1070	Throughout Building	9293027	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	67713	SF	\$3.50	\$236,996						\$236,996																\$236,996	
C1090	Restrooms	9292972	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	19	EA	\$750.00	\$14,250																\$14,250						\$14,250	
C1090	Throughout Building	9292982	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	8	LF	\$500.00	\$4,000											\$4,000											\$4,000	
C2010	Gymnasium	9293079	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	9	6	240	SF	\$16.80	\$4,032							\$4,032															\$4,032	
C2010	Throughout Building	9292951	Wall Finishes, any surface, Prep & Paint	10	4	6	115200	SF	\$1.50	\$172,800							\$172,800										\$172,800						\$345,600
C2030	Mechanical Room	9292962	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	600	SF	\$1.50	\$900						\$900											\$900					\$1,800	
C2030	Throughout Building	9293053	Flooring, Vinyl Tile (VCT), Replace	15	13	2	60	SF	\$5.00	\$300			\$300															\$300				\$600	
C2030	Throughout Building	9293019	Flooring, Vinyl Tile (VCT), Replace	15	8	7	60893	SF	\$5.00	\$304,465							\$304,465															\$304,465	
C2030	Throughout Building	9293062	Flooring, Carpet, Commercial Standard, Replace	10	2	8	4820	SF	\$7.50	\$36,150								\$36,150											\$36,150			\$72,300	
C2030	Gymnasium	9293035	Flooring, Maple Sports Floor, Refinish	10	3	7	6800	SF	\$5.00	\$34,000							\$34,000											\$34,000				\$68,000	
C2050	Gymnasium	9293052	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	6800	SF	\$2.50	\$17,000						\$17,000											\$17,000					\$34,000	
D2010	Electrical Room beside kitchen	9293040	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	1	19	1	EA	\$12,400.00	\$12,400																				\$12,400		\$12,400	
D2010	Cafeteria	9292973	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	\$1,200.00	\$1,200								\$1,200														\$1,200	
D2010	Hallways & Common Areas	9292977	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500	
D2010	Classrooms General	9292996	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	7	8	26	EA	\$900.00	\$23,400								\$23,400														\$23,400	
D2010	Throughout Building	9292961	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	4	EA	\$900.00	\$3,600													\$3,600									\$3,600	
D2010	Throughout Building	9293080	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	44	EA	\$1,200.00	\$52,800															\$52,800							\$52,800	
D2010	Throughout Building	9293015	Sink/Lavatory, Pedestal, Replace	30	11	19	43	EA	\$2,000.00	\$86,000																				\$86,000		\$86,000	
D2010	P2 & P1	9293024	Toilet, Child-Sized, Replace	30	11	19	2	EA	\$900.00	\$1,800																				\$1,800		\$1,800	
D2010	Restrooms	9293074	Urinal, Standard, Replace	30	11	19	7	EA	\$1,100.00	\$7,700																				\$7,700		\$7,700	
D2010	Restrooms	9293077	Toilet, Commercial Water Closet, Replace	30	11	19	34	EA	\$1,300.00	\$44,200																				\$44,200		\$44,200	
D3010	Building Exterior	9292978	Storage Tank, Fuel, 501 to 1000 GAL, Replace	25	13	12	1	EA	\$6,600.00	\$6,600													\$6,600									\$6,600	

Replacement Reserves Report



5/27/2025

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	
D3020	Electrical Room beside kitchen	9293071	Unit Heater, Electric, 6 to 10 KW, Replace	20	11	9	1	EA	\$2,200.00	\$2,200										\$2,200												\$2,200	
D3030	Roof	9293029	Split System, Interior & Exterior Component Pairing, 1.5 TON, Replace	15	13	2	1	EA	\$4,030.00	\$4,030			\$4,030															\$4,030				\$8,060	
D3030	Roof	9292989	Split System, Interior & Exterior Component Pairing, 2 TON, Replace	15	12	3	1	EA	\$4,830.00	\$4,830				\$4,830																\$4,830			\$9,660
D3030	Throughout Building	9293045	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	15	5	33	EA	\$7,400.00	\$244,200						\$244,200																	\$244,200
D3050	Roof	9293073	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, Replace	20	17	3	1	EA	\$45,000.00	\$45,000				\$45,000																			\$45,000
D3050	Roof	9293006	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	14	6	1	EA	\$11,000.00	\$11,000							\$11,000																\$11,000
D3050	Roof	9344616	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	13	7	1	EA	\$11,000.00	\$11,000								\$11,000															\$11,000
D3050	Roof	9293075	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500														\$7,500
D3050	Roof	9292950	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500														\$7,500
D3050	Roof	9293012	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	12	8	1	EA	\$7,500.00	\$7,500									\$7,500														\$7,500
D3050	Roof	9293004	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000														\$11,000
D3050	Roof	9293044	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000														\$11,000
D3050	Roof	9293041	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000														\$11,000
D3050	Roof	9344615	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	12	8	2	EA	\$11,000.00	\$22,000									\$22,000														\$22,000
D3050	Throughout Building	9293016	HVAC System, Ductwork, Medium Density, Replace	30	20	10	78723	SF	\$4.00	\$314,892											\$314,892												\$314,892
D3060	Roof	9292956	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	15	5	1	EA	\$4,000.00	\$4,000						\$4,000																	\$4,000
D3060	Roof	9293047	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	15	5	2	EA	\$3,000.00	\$6,000						\$6,000																	\$6,000
D3060	Roof	9292970	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	13	7	2	EA	\$2,400.00	\$4,800								\$4,800															\$4,800
D3060	Roof	9292980	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM, Replace	20	12	8	1	EA	\$4,000.00	\$4,000									\$4,000														\$4,000
D3060	Roof	9293005	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	15	10	59	EA	\$1,400.00	\$82,600											\$82,600												\$82,600
D3060	Roof	9293013	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	9	11	2	EA	\$3,000.00	\$6,000												\$6,000											\$6,000
D3060	Roof	9293070	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	9	11	8	EA	\$1,400.00	\$11,200												\$11,200											\$11,200
D3060	Roof	9293072	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	9	11	3	EA	\$1,400.00	\$4,200												\$4,200											\$4,200
D3060	Roof	9292981	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	8	12	3	EA	\$1,200.00	\$3,600													\$3,600										\$3,600
D4010	Throughout Building	9293049	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	78723	SF	\$1.07	\$84,234																		\$84,234					\$84,234
D5010	Electrical Room beside kitchen	9292971	Automatic Transfer Switch, ATS, 40 AMP, Replace	25	12	13	1	EA	\$7,300.00	\$7,300														\$7,300									\$7,300
D5020	Electrical Room	9293031	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	14	16	1	EA	\$7,600.00	\$7,600																		\$7,600					\$7,600
D5020	Electrical room beside Gym	9293025	Secondary Transformer, Dry, Stepdown, 225 KVA, Replace	30	14	16	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000
D5020	Electrical Room	9293026	Secondary Transformer, Dry, Stepdown, 225 KVA, Replace	30	14	16	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000
D5020	Electrical Room	9293043	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	13	17	1	EA	\$6,700.00	\$6,700																			\$6,700				\$6,700
D5020	Exterior electrical room	9293057	Distribution Panel, 277/480 V, 400 AMP, Replace	30	25	5	1	EA	\$5,300.00	\$5,300						\$5,300																	\$5,300
D5020	Lobby	9293042	Distribution Panel, 120/240 V, 400 AMP, Replace	30	18	12	3	EA	\$5,500.00	\$16,500													\$16,500										\$16,500
D5020	Electrical room beside Gym	9344614	Distribution Panel, 277/480 V, 400 AMP, Replace	30	14	16	1	EA	\$5,300.00	\$5,300																		\$5,300					\$5,300
D5020	Electrical Room	9292965	Distribution Panel, 277/480 V, 400 AMP, Replace	30	14	16	2	EA	\$5,300.00	\$10,600																		\$10,600					\$10,600
D5020	Electrical room beside Gym	9292953	Distribution Panel, 27 Panel																														

Replacement Reserves Report



5/27/2025

Unif	mat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050		Site Playground Areas	9283338	Play Structure, Multipurpose, Small, Replace	20	8	12	1	EA	\$10,000.00	\$10,000													\$10,000									\$10,000
G2050		Site Playground Areas	9283353	Play Structure, Multipurpose, Small, Replace	20	7	13	1	EA	\$10,000.00	\$10,000														\$10,000								\$10,000
G2050		Site Playground Areas	9283352	Play Structure, Multipurpose, Medium, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
G2060		Site Sports Fields & Courts	9297729	Decorative Fountains, Aerator or Nozzle, Replace	10	4	6	1	EA	\$1,500.00	\$1,500							\$1,500											\$1,500				\$3,000
G2060		Site	9283350	Trash Receptacle, Portable/Light-Duty, Replace	15	8	7	1	EA	\$400.00	\$400								\$400														\$400
G2060		Site	9283354	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	18	7	1	EA	\$1,400.00	\$1,400								\$1,400														\$1,400
G2060		Site General	9283326	Bike Rack, Fixed 6-10 Bikes, Replace	20	12	8	1	EA	\$800.00	\$800									\$800													\$800
G2060		Site General	9283349	Park Bench, Metal Powder-Coated, Replace	20	12	8	4	EA	\$700.00	\$2,800									\$2,800													\$2,800
G2060		Site Sports Fields & Courts	9297728	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	3	EA	\$600.00	\$1,800										\$1,800												\$1,800
G2060		Site Sports Fields & Courts	9297727	Picnic Table, Wood/Composite/Fiberglass, Replace	20	8	12	3	EA	\$600.00	\$1,800													\$1,800									\$1,800
G2060		Site General	9283327	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
G2060		Site	9283324	Flagpole, Metal, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500
G2060		Site General	9283337	Retaining Wall, Brick/Stone, Replace	40	33	7	450	SF	\$140.00	\$63,000								\$63,000														\$63,000
G2060		Site	9297724	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	120	SF	\$60.00	\$7,200																				\$7,200		\$7,200
G3030		Site Parking Areas	9283331	Storm Drainage Components, Catch Basin, 6' Deep, Replace	40	48	* 0	1	EA	\$6,000.00	\$6,000		\$6,000																				\$6,000
G4050		Site Parking Areas	9283325	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	5	15	13	EA	\$4,000.00	\$52,000																\$52,000						\$52,000
Totals, Unescalated												\$1,000	\$6,000	\$14,500	\$10,155	\$19,170	\$40,170	\$7,500	\$69,800	\$19,555	\$40,970	\$15,500	\$182,000	\$28,600	\$17,155	\$59,170	\$73,170	\$16,350	\$222,000	\$7,155	\$29,170	\$73,200	\$952,290
Totals, Escalated (3.0% inflation, compounded annually)												\$1,000	\$6,180	\$15,383	\$11,097	\$21,576	\$46,568	\$8,955	\$85,845	\$24,772	\$53,457	\$20,831	\$251,931	\$40,777	\$25,193	\$89,500	\$113,996	\$26,237	\$366,932	\$12,181	\$51,150	\$132,207	\$1,405,767

* 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
D20 Plumbing															
1	9293040	D2010	Water Heater	Electric, Commercial (12 kW), 30 to 80 GAL		80 GAL	Strawberry Knoll Elementary School / Main Building	Electrical Room	beside kitchen	State Industries, Inc.	CSB-82-18-SFE 100	2445141310757	2024		

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location	Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC															
1	9292978	D3010	Storage Tank	Fuel, 501 to 1000 GAL		501 - 1000 GAL	Strawberry Knoll Elementary School / Main Building	Building Exterior							
2	9293071	D3020	Unit Heater	Electric, 6 to 10 KW		6 - 10 kW	Strawberry Knoll Elementary School / Main Building	Electrical Room beside kitchen		Inaccessible					
3	9283356	D3030	Heat Pump	Packaged & Wall-Mounted, 1 to 2 TON		2 TON	Strawberry Knoll Elementary School / Site	Modular classroom		Bard	WH381-A10MX4	175J021745126-02	2002		
4	9283330	D3030	Heat Pump	Packaged & Wall-Mounted, 2.5 to 3 TON		2.5 TON	Strawberry Knoll Elementary School / Site	Modular classroom		Bard	530HD1030	309D112797034-02	2011		
5	9293029	D3030	Split System	Interior & Exterior Component Pairing, 1.5 TON		1.5 TON	Strawberry Knoll Elementary School / Main Building	Roof		Carrier	38YCC018300	3500E22845	2000		
6	9292989	D3030	Split System	Interior & Exterior Component Pairing, 2 TON		Illegible	Strawberry Knoll Elementary School / Main Building	Roof		Illegible	Illegible	Illegible			
7	9293045	D3030	Unit Ventilator	approx/nominal 2 Ton, 300 to 750 CFM		801 - 1200 CFM	Strawberry Knoll Elementary School / Main Building	Throughout Building							33
8	9293075	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 2 TON		2 TON	Strawberry Knoll Elementary School / Main Building	Roof		York	B1HQ024A06C	W1F3806705	2013		
9	9292950	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 2 TON		2 TON	Strawberry Knoll Elementary School / Main Building	Roof		York	Illegible	W1F3806697	2013		
10	9293073	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 21 to 25 TON		25 TON	Strawberry Knoll Elementary School / Main Building	Roof		Trane	TCD301C40ACA	735100527D	2007		
11	9293012	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 3 TON		3 TON	Strawberry Knoll Elementary School / Main Building	Roof		Illegible	Illegible	Illegible			

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location	Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9293006	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		York	Illegible	Illegible			
13	9293004	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		York	1HQ060A046	W1F3856534	2013		
14	9293044	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		Trane	Illegible	Illegible			
15	9293041	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		York	B1HQ060A46C	W1F3B56533	2013		
16	9344615	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		Trane	Illegible	Illegible			2
17	9344616	D3050	Packaged Unit	RTU, Pad or Roof-Mounted, 5 TON		5 TON	Strawberry Knoll Elementary School / Main Building	Roof		Trane	Illegible	Illegible			
18	9292981	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM		50 - 500 CFM	Strawberry Knoll Elementary School / Main Building	Roof							3
19	9293070	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		501 - 1000 CFM	Strawberry Knoll Elementary School / Main Building	Roof							8
20	9293072	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		501 - 1000 CFM	Strawberry Knoll Elementary School / Main Building	Roof							3
21	9292970	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 Illegible CFM			Strawberry Knoll Elementary School / Main Building	Roof							2
22	9293013	D3060	Exhaust Fan	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 Illegible CFM			Strawberry Knoll Elementary School / Main Building	Roof							2

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location	Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9292956	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM		5001 - 8500 CFM	Strawberry Knoll Elementary School / Main Building	Roof		Loren Cook Company	Illegible	Illegible			
24	9292980	D3060	Exhaust Fan	Roof or Wall-Mounted, 28" Damper, 5001 to 8500 CFM		5001 - 8500 CFM	Strawberry Knoll Elementary School / Main Building	Roof							
25	9293047	D3060	Exhaust Fan [EF-14]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM		2001 - 5000 CFM	Strawberry Knoll Elementary School / Main Building	Roof		Illegible	Illegible				2
26	9293005	D3060	Fan	Centrifugal, 12" Diameter, 100 to 1000 CFM		Illegible	Strawberry Knoll Elementary School / Main Building	Roof		NA					59

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical														
1	9283347	D5010	Generator	Gas or Gasoline		Illegible	Strawberry Knoll Elementary School / Site		Kohler	Inaccessible	Inaccessible			
2	9292971	D5010	Automatic Transfer Switch	ATS, 40 AMP		Illegible	Strawberry Knoll Elementary School / Main Building	Electrical Room beside kitchen	No dataplate					
3	9293078	D5010	Automatic Transfer Switch	ATS, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room	Kohler	MPAC1200	NA			2
4	9293003	D5020	Secondary Transformer	Dry, Stepdown, 112.5 KVA		112.5 KVA	Strawberry Knoll Elementary School / Main Building	Exterior electrical room	Square D	34749-17212-123				
5	9293025	D5020	Secondary Transformer	Dry, Stepdown, 225 KVA		225 KVA	Strawberry Knoll Elementary School / Main Building	Electrical room beside Gym	ITE Electric	NA	453040-1			
6	9293026	D5020	Secondary Transformer	Dry, Stepdown, 225 KVA		225 KVA	Strawberry Knoll Elementary School / Main Building	Electrical Room	ITE Electric	453040				
7	9293043	D5020	Secondary Transformer [2200090831]	Dry, Stepdown, 30 KVA		30 KVA	Strawberry Knoll Elementary School / Main Building	Electrical Room	Square D	NVE6939803	1072419103			
8	9293031	D5020	Secondary Transformer [2200090832]	Dry, Stepdown, 45 KVA		45 KVA	Strawberry Knoll Elementary School / Main Building	Electrical Room	Square D	PHA9664003	1021819238			
9	9293046	D5020	Switchboard	120/208 V, 800 AMP		800 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room	Siemens	CDP	18 98268			
10	9292959	D5020	Switchboard	120/208 V, 800 AMP		800 AMP	Strawberry Knoll Elementary School / Main Building	Electrical room beside Gym	Siemens	CDP	18 98268			
11	9293014	D5020	Switchboard	277/480 V, 2000 AMP		2000 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room	Siemens	FCII	18 98268			

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location	Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9292979	D5020	Switchboard	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Electrical room beside Gym		Siemens	18 98268	CDP			
13	9293042	D5020	Distribution Panel	120/240 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Lobby		Square D	NGOD424L100CU				3
14	9344614	D5020	Distribution Panel	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Electrical room beside Gym		Ite Electric	CDP -7	79-24690 CO 01			
15	9292965	D5020	Distribution Panel	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room		Square D	44-18567-10				2
16	9292985	D5020	Distribution Panel	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Lobby		Square D	44-18567-10	NA			3
17	9293057	D5020	Distribution Panel	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Exterior electrical room					1988		
18	9292953	D5020	Distribution Panel	277/480 V, 400 AMP		400 AMP	Strawberry Knoll Elementary School / Main Building	Electrical room beside Gym		ITE Imperial Corporation	CDP -7	79-24690 EO14			
19	9293059	D5020	Distribution Panel	277/480 V, 600 AMP		600 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room		Square D	NF442L2C	19234			
20	9344613	D5020	Distribution Panel	277/480 V, 600 AMP		600 AMP	Strawberry Knoll Elementary School / Main Building	Electrical Room		Square D	NF442L2C	19313			
21	9293032	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		400 WATT	Strawberry Knoll Elementary School / Main Building	Gymnasium							24

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9293066	D7050	Fire Alarm Panel	Fully Addressable		Strawberry Knoll Elementary School / Main Building	Mechanical Room						
2	9293055	D7050	Fire Alarm Panel	Multiplex		Strawberry Knoll Elementary School / Main Building	Electrical Rm Gym						
3	9292983	D7050	Fire Alarm Panel	Multiplex		Strawberry Knoll Elementary School / Main Building	Electrical Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9293054	E1030	Laundry Equipment	Dryer, Commercial, 30 to 50 LB	30 - 50 LB	Strawberry Knoll Elementary School / Main Building	PI						
2	9292984	E1030	Laundry Equipment	Washer, Commercial	50 LB	Strawberry Knoll Elementary School / Main Building	PI						
3	9293039	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Strawberry Knoll Elementary School / Main Building	Kitchen						
4	9293069	E1030	Foodservice Equipment	Convection Oven, Double		Strawberry Knoll Elementary School / Main Building	Kitchen						
5	9293051	E1030	Foodservice Equipment	Freezer, Chest		Strawberry Knoll Elementary School / Main Building	Kitchen						2
6	9293001	E1030	Foodservice Equipment	Griddle		Strawberry Knoll Elementary School / Main Building	Kitchen						
7	9292960	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Strawberry Knoll Elementary School / Main Building	Kitchen						3
8	9292998	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Strawberry Knoll Elementary School / Main Building	Kitchen						2
9	9292987	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Strawberry Knoll Elementary School / Main Building	Roof						2
10	9293000	E1030	Foodservice Equipment	Walk-In, Freezer		Strawberry Knoll Elementary School / Main Building	Kitchen						
11	9292974	E1030	Foodservice Equipment	Walk-In, Refrigerator		Strawberry Knoll Elementary School / Main Building	Kitchen						

Index	ID	UFCode	Component	Description	Attributes	Capacity	Building	Location	Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9292964	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted			Strawberry Knoll Elementary School / Main Building	Lobby							2