

FACILITY CONDITION ASSESSMENT

prepared for

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



Summit Hall Elementary School
101 West Deer Park Road,
Gaithersburg, MD 20877

PREPARED BY:

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May 4, 2026

ON SITE DATE:

September 25-26, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	3
Main Address	101 West Deer Park Road, Gaithersburg, MD 20877
Site Developed	Constructed 1971 / Renovated 2008
Outside Occupants / Leased Spaces	Media Center, Health / Linkages Suite and Judy Center used by community
Date(s) of Visit	September 9-10, 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)	Mark Reluzco, Building Service Manager
Assessment and Report Prepared By	Allister Demas
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General Information

AssetCalc Link

Full dataset for this assessment can be found at:
<https://www.assetcalc.net/>



Campus Findings and Deficiencies

Historical Summary

The Summit Hall Elementary School was originally constructed in 1971 with a major renovation and addition completed in 2008. The Judy Center, a modular building was added in 2002 to the rear of the main building. Two permanent modular classroom buildings (A and B) were constructed at the left rear of the main building in 2017. Overall the buildings are in good condition, and no chronic or ongoing issues were observed or reported during the site visit.

Architectural

The main building is a single story masonry structure and appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The built-up roof was reportedly replaced in 2015 and does not appear to have any significant deficiencies. The double-glazed aluminum windows appear to be well maintained and adequate. The interior finishes consist of VCT, ceramic tile, commercial carpeting and wood sports floor. Ceiling finishes consist of acoustic tile and painted gypsum ceilings. Typical lifecycle-based interior finish replacements are budgeted and anticipated. Overall the building finishes have been well maintained.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the mechanical systems are original to the 2008 renovation and in fair condition. Well-practiced maintenance has resulted in maximum life expectancy of mechanical units. The chiller unit provides adequate cooling and a boiler system provides necessary heating. A two-pipe system allows for heating and cooling to be accomplished with each air handler. Air is supplied from an air handler and routed through a duct system to necessary spaces.

In general, the plumbing systems are adequate to serve the facility, with equipment and fixtures to be updated as needed. The domestic water service is well maintained, with no evidence of leaks observed or reported. The domestic hot water service consists of equipment updated during the 2008 renovation; supply appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated in the near term. No major issues were observed or reported.

The electrical service, equipment and systems is well maintained. Lifecycle replacement anticipated during normal life expectancy. Electrical systems are original to 2008 renovation and are updated as needed and are adequate size to provide necessary power to all systems. Interior lighting consists of mainly fluorescent fixtures with some LED fixtures (replacement on a continuous basis). The major issue is the POC and users report poor lighting levels throughout building.

Fire protection system consists of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within the entire facility.

Site

Landscaping consists of trees, shrubs, and lawn areas at perimeter of buildings. The asphalt parking lots are in poor condition with alligator cracks throughout, concrete curb and gutter is broken and missing chunks throughout. Replacement is recommended in the near term. Concrete sidewalks are in fair condition with some areas cracked and heaving. Repair is recommended in the near term. The entire parking area is adequately lighted with pole and building mounted LEDs. The playgrounds and play equipment appear to be well maintained.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.727058

Immediate Needs

There are no immediate needs to report.

Key Findings



Loading Dock in Poor condition.

Concrete
Summit Hall Elementary School Building
Exterior

Uniformat Code: B1010
Recommendation: **Replace in 2027**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$420,000

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Spalling and several large cracks throughout - AssetCALC ID: 9863346



Parking Lots in Poor condition.

Curb and Gutter, Concrete
Site Summit Hall Elementary School Site
Parking Areas

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$36,000

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Curbs broken and cracked - AssetCALC ID: 9863172



Parking Lots in Poor condition.

Pavement, Concrete
Site Summit Hall Elementary School Building
Entry

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$27,000

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Large cracks and heaving - AssetCALC ID: 9863176



Parking Lots in Poor condition.

Pavement, Asphalt
Site Summit Hall Elementary School Front
Parking Lot

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,900

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Potholes, alligator cracks and large cracks - AssetCALC ID: 9863205

**Parking Lots in Poor condition.**

Pavement, Asphalt
Site Summit Hall Elementary School Right
Parking Lot

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Alligator and large cracks - AssetCALC ID: 9863174

**Parking Lots in Poor condition.**

Pavement, Asphalt
Site Summit Hall Elementary School Right
Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$70,000

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Alligator and large cracks - AssetCALC ID: 9863171

**Parking Lots in Poor condition.**

Pavement, Asphalt
Site Summit Hall Elementary School
Classroom Buildings A and B

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,100

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Large long cracks - AssetCALC ID: 9863188

**Parking Lots in Poor condition.**

Pavement, Asphalt
Site Summit Hall Elementary School Front
Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$107,800

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Potholes, alligator cracks and large cracks - AssetCALC ID: 9863177

**Water Heater in Poor condition.**

Electric, Residential, 5 to 15 GAL
Modular Classrooms A Summit Hall
Elementary School Building A Custodial Closet

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

Priority Score: **83.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$600

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Unit rusting at bottom - AssetCALC ID: 9863144

**Athletic Surfaces and Courts in Poor condition.**

Basketball/General, Asphalt Pavement
Site Summit Hall Elementary School Rear Play
Area

Uniformat Code: G2050
Recommendation: **Seal and Stripe in 2026**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,700

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Large cracks throughout - AssetCALC ID: 9863194

**Playground Surfaces in Poor condition.**

Chips Wood, 6" Depth
Site Summit Hall Elementary School Rear Play
Area

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,600

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Weeds growing in surface - AssetCALC ID: 9863198

**Sports Apparatus in Poor condition.**

Soccer, Regulation Goal
Site Summit Hall Elementary School Site
Sports Field

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Rusted and bent. - AssetCALC ID: 9863197



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Site Summit Hall Elementary School Rear Play Area

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$111,200

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Large cracks and pavement heaving throughout - AssetCALC ID: 9863202



Sports Apparatus in Poor condition.

Baseball, Backstop Chain-Link
Site Summit Hall Elementary School Site Sports Field

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

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,000

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Large weeds growing through chain link. Rusting. - AssetCALC ID: 9863212



Flooring in Poor condition.

Wood, Strip
Summit Hall Elementary School Cafeteria Stage

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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Steps creak and very weathered - AssetCALC ID: 9863336



Flagpole in Poor condition.

Metal
Site Summit Hall Elementary School Building Entry

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,500

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Flagpole Leaning - AssetCALC ID: 9863180

**Fences and Gates in Poor condition.**Priority Score: **81.8**

Vehicle Gate, Chain Link Manual
Site Summit Hall Elementary School Site Front

Plan Type:
Performance/Integrity

Uniformat Code: G2060
Recommendation: **Replace in 2026**

Cost Estimate: \$3,400

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Gates bent - AssetCALC ID: 9863226

**Exterior Door in Poor condition.**Priority Score: **81.8**

Steel, Standard
Modular Classrooms B Summit Hall
Elementary School Classroom Building B

Plan Type:
Performance/Integrity

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Cost Estimate: \$2,400

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Large gap below doors and damaged weatherstripping - AssetCALC ID: 9863125

**Interior Lighting System in Poor condition.**Priority Score: **81.8**

Full Upgrade, Low Density and Standard
Fixtures
Modular Judy Center Summit Hall Elementary
School Judy Center Modular

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

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

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Users report insufficient light throughout - AssetCALC ID: 9863185

**Roof Appurtenances in Poor condition.**Priority Score: **81.8**

Gutters and Downspouts, Aluminum with
Fittings
Modular Judy Center Summit Hall Elementary
School Judy Center Roof

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

Uniformat Code: B3020
Recommendation: **Replace in 2026**

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Gutters bent and downspouts discharge onto playground - AssetCALC ID: 9875199

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Summit Hall Elementary School Cafeteria
Stage

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,000

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VCT broken at edges and buckling in areas - AssetCALC ID: 9863256

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Summit Hall Elementary School Kitchen

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,000

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Tile broken, buckling and stained - AssetCALC ID: 9863292

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Summit Hall Elementary School Throughout
Building

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$305,500

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VCT buckled, cracked and stained throughout - AssetCALC ID: 9863345

**Flooring in Poor condition.**

Vinyl Tile (VCT)
Modular Judy Center Summit Hall Elementary
School Judy Center Modular

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$13,000

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Stained and buckling VCT - AssetCALC ID: 9863200

**Suspended Ceilings in Poor condition.**Priority Score: **81.7**

Acoustical Tile (ACT)
Summit Hall Elementary School Throughout
Building

Plan Type:
Performance/Integrity

Cost Estimate: \$222,600

Uniformat Code: C1070
Recommendation: **Replace in 2027**

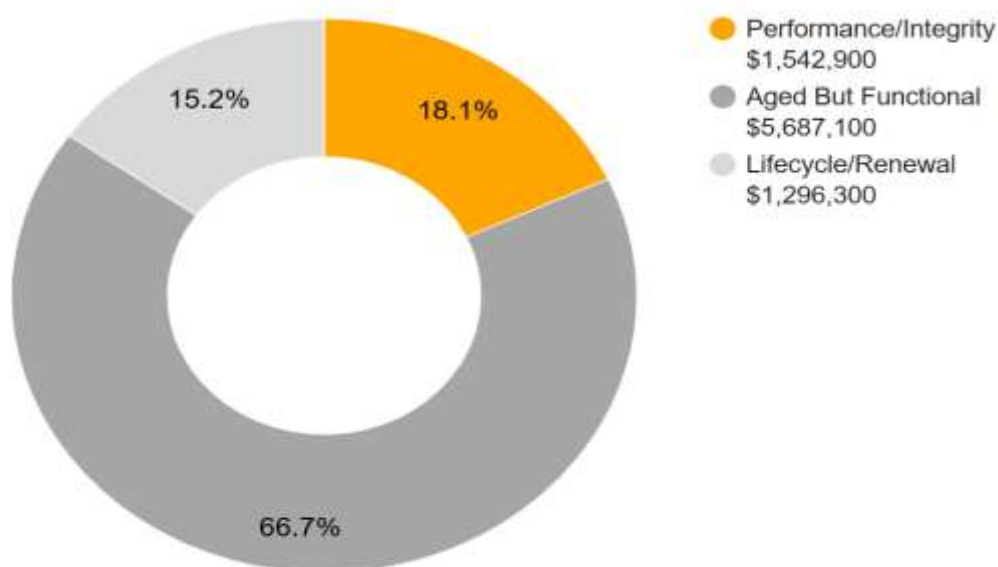
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Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$8,526,300

2. Main Building



Main Building: Systems Summary

Address	101 West Deer Park Road, Gaithersburg, MD 20877	
GPS Coordinates	39.127114, -77.1963216	
Constructed/Renovated	1971 / 2008	
Building Area	68,059 SF	
Number of Stories	1 above grade with mechanical mezzanine	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists <i>and concrete strip/wall footing foundation system</i>	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Good
Interiors	Walls: Painted gypsum board, painted and unfinished CMU, ceramic tile. Floors: Carpet, VCT, wood sports floor, ceramic tile, wood strip, sealed and unfinished concrete. Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
Elevators	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	\$445,600	-	-	-	\$445,600
Facade	-	-	\$65,500	\$273,400	-	\$338,900
Roofing	-	-	-	-	\$1,493,900	\$1,493,900
Interiors	-	\$834,000	\$238,800	\$166,300	\$885,800	\$2,124,900
Plumbing	-	\$10,500	\$1,008,300	-	\$61,900	\$1,080,600
HVAC	-	\$470,200	\$476,500	\$80,400	\$963,600	\$1,990,800
Fire Protection	-	-	\$383,300	-	-	\$383,300
Electrical	-	\$615,200	\$191,500	\$197,700	\$72,400	\$1,076,900
Fire Alarm & Electronic Systems	-	\$369,500	\$689,400	-	\$1,106,100	\$2,165,100
Equipment & Furnishings	-	\$33,500	\$311,100	-	\$254,200	\$598,800
Site Utilities	-	\$60,300	-	-	-	\$60,300
TOTALS (3% inflation)	-	\$2,838,800	\$3,364,500	\$717,800	\$4,837,900	\$11,759,000

3. Modular Classrooms A



Modular Classrooms A: Systems Summary

Address	101 West Deer Park, Gaithersburg, MD 20877	
GPS Coordinates	39.127114, -77.19632216	
Constructed/Renovated	2017	
Building Area	9,600 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Manufactured modular assembly structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Cement board siding Windows: Aluminum	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
Interiors	Walls: vinyl Floors: VCT Ceilings: ACT	Good
Elevators	None	--

Modular Classrooms A: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Thru wall Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Switchboard with copper wiring Fed from Main Building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Roof; lack of ladder or other means of access	

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	-	-	-	-	-	-
Roofing	-	-	-	-	\$238,100	\$238,100
Interiors	-	\$38,200	-	\$59,000	\$201,300	\$298,500
Plumbing	-	\$600	-	\$1,800	\$900	\$3,300
HVAC	-	-	-	-	\$62,700	\$62,700
Electrical	-	\$6,600	-	-	\$82,500	\$89,100
Fire Alarm & Electronic Systems	-	-	-	\$38,400	\$41,100	\$79,400
Equipment & Furnishings	-	-	-	\$2,500	\$22,500	\$24,900
TOTALS (3% inflation)	-	\$45,400	-	\$101,700	\$649,000	\$796,100

4. Modular Classrooms B



Modular Classrooms B: Systems Summary

Address	101 West Deer Park Road, Gaithersburg, MD 20877	
GPS Coordinates	39.127114, -77.1963216	
Constructed/Renovated	2017	
Building Area	9,600 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Manufactured modular assembly structure over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Cement board siding Windows: Aluminum	Good
Roof	Primary: Flat construction single-ply TPO/PVC membrane roofing	Fair
Interiors	Walls: Vinyl Floors: VCT Ceilings: ACT	Good
Elevators	None	--

Modular Classrooms B: Systems Summary

Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water; Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Good
Electrical	Source and Distribution: Switchboard with copper wiring. Fed from Main Building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: None	Good
Fire Alarm	Alarm panel from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Roof; Lack of ladder or other means of access	

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	-	\$2,500	-	-	-	\$2,500
Roofing	-	-	-	-	\$238,100	\$238,100
Interiors	-	\$38,200	-	\$59,000	\$201,300	\$298,500
Plumbing	-	-	-	-	\$17,700	\$17,700
HVAC	-	-	-	-	\$62,700	\$62,700
Electrical	-	\$6,600	-	-	\$70,500	\$77,100
Fire Alarm & Electronic Systems	-	-	-	\$38,400	\$27,400	\$65,700
Equipment & Furnishings	-	-	-	\$2,500	\$22,500	\$24,900
TOTALS (3% inflation)	-	\$47,300	-	\$99,900	\$640,200	\$787,400

5. Modular Judy Center



Modular Judy Center: Systems Summary

Address	101 West Deer Park Road, Gaithersburg, MD 20877	
GPS Coordinates	39.127114, -77.1963216	
Constructed/Renovated	2002	
Building Area	2,400 SF	
Number of Stories	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Manufactured modular assembly structure over concrete slab and footing foundation	Fair
Façade	Primary Wall Finish: Cement board siding Windows: Aluminum	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane roofing	Fair
Interiors	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	None	--

Modular Judy Center: Systems Summary

Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Fed from Main building with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel fed from main building with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building and the exterior walls of the facility.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: ▪ Roof; Lack of ladder or other means of access	

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	-	-	-	\$1,600	\$6,700	\$8,300
Roofing	-	\$48,900	-	-	-	\$48,900
Interiors	-	\$33,400	-	-	\$45,200	\$78,600
Plumbing	-	-	-	\$5,200	\$20,500	\$25,700
HVAC	-	\$21,200	-	-	-	\$21,200
Electrical	-	\$5,600	-	-	-	\$5,600
Fire Alarm & Electronic Systems	-	\$4,100	-	-	-	\$4,100
Equipment & Furnishings	-	\$5,100	-	-	\$1,000	\$6,100
Special Construction & Demo	-	\$275,800	-	-	-	\$275,800
Site Utilities	-	\$2,500	-	-	-	\$2,500
TOTALS (3% inflation)	-	\$396,800	-	\$6,800	\$73,400	\$477,000

6. Site Summary



Site Information		
Site Area	9.0 acres (estimated)	
Parking Spaces	112 total spaces all in open lots; 6 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	Poor
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Pedestrian walkway and landscape accent lighting	Good

Site Information		
Ancillary Structures	One Storage shed and two permanent Prefabricated modular buildings	Fair
Site Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information.	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.	
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.	
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$4,500	-	-	\$4,500
Site Development	-	\$161,300	\$264,900	\$115,500	\$83,700	\$625,300
Site Pavement	-	\$302,600	-	\$27,300	\$68,300	\$398,200
Site Utilities	-	-	\$31,500	-	-	\$31,500
TOTALS (3% inflation)	-	\$463,900	\$300,900	\$142,800	\$152,000	\$1,059,600

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1971 / 2008	No	No
Main Classroom Building 1	1971 / 2008	No	No
Modular Classroom Building A	2017	No	No
Modular Classroom Building B	2017	No	No
Judy Center Modular Building	2002	No	No

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

8. 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.

9. 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.

10. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Summit Hall Elementary School, 101 West Deer Park Road, Gaithersburg, MD 20877, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

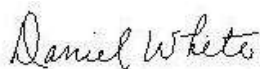
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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11. 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 LEFT



2 - FRONT ELEVATION



3 - LEFT END ELEVATION



4 - LEFT ELEVATION



5 - ROOF OVERVIEW



6 - RECEPTION AREA

Photographic Overview



7 - TYPICAL HALLWAY



8 - ART CLASSROOM



9 - LIBRARY



10 - MUSIC ROOM



11 - TYPICAL KINDERGARTEN CLASSROOM



12 - TYPICAL HALLWAY

Photographic Overview



13 - TYPICAL CLASSROOM



14 - HEALTH SUITE



15 - GYMNASIUM



16 - MULTI-PURPOSE ROOM



17 - OFFICE



18 - HEALTH SUITE

Photographic Overview



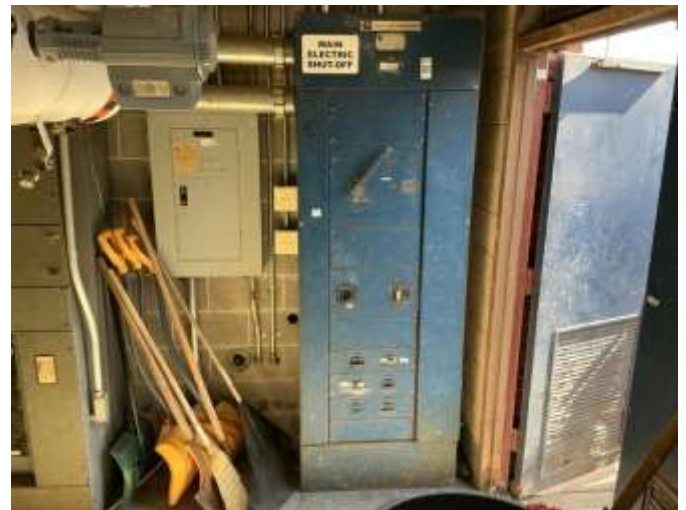
19 - TYPICAL RESTROOM



20 - TYPICAL RESTROOM



21 - ATS / DISTRIBUTION PANELS



22 - MAIN SWITCHBOARD



23 - EMERGENCY GENERATOR



24 - MAIN MECHANICAL ROOM

Photographic Overview



25 - GYM AHU



26 - PACKAGED ROOFTOP UNIT



27 - SUPPLEMENTAL HVAC EQUIPMENT



28 - FIRE ALARM PANEL



29 - FIRE SPRINKLER RISERS



30 - MODULAR CLASSROOM BUILDING A

Photographic Overview



31 - MODULAR CLASSROOM BUILDING B



32 - TYPICAL MODULAR BUILDING HALLWAY



33 - TYPICAL MODULAR CLASSROOM / HEAT PUMP



34 - MODULAR BUILDING A MUSIC CLASSROOM



35 - MODULAR BUILDING WATER HEATER



36 - JUDY CENTER MODULAR BUILDING

Photographic Overview



37 - JENNY CENTER OFFICES



38 - JENNY CENTER CLASSROOM



39 - PLAY AREA STORAGE BUILDING



40 - REAR PLAY AREA



41 - OVERVIEW OF PLAYGROUND



42 - PLAY STRUCTURE

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-118.354

Source

Google

Site Name

Summit Hall Elementary School

On-Site Date

October 2, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Summit Hall Elementary School

Name of person completing form: Mark Reluzco

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 3.5 years

Date Completed: 9/25/2025

Phone Number: (301) 467-7455

Method of Completion: PRIOR- fully completed by client

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 1971	Renovated 2008	Original Construction 1971 (41328sf), Additional Modular (The Judy Center) age unknown, Addition 1 -1992 (23236sf), Addition 2 - 2008 (3441sf), Permanent Modular buildings (9600sf x 2).
2	Building size in SF	68,059 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2015	Roof replaced
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Old / poor lighting in the classrooms and halls. Dampness in bathrooms, halls and several rooms. HVAC system is not adequate, not enough airflow. Ongoing problems with the security system and the fire alarm system.		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			✗		
8	Are there any wall, window, basement or roof leaks?	✗				Near exhaust fans and RTUs
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				The Media Center and Health / Linkages Suite.
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				Backups after each bathroom construction / renovation
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?	✗				Halls, offices in Health / Linkages suite, bathrooms, several offices and classrooms
14	Is the electrical service outdated, undersized, or problematic?	✗				Breaker boxes are very old and not labeled correctly
15	Are there any problems or inadequacies with exterior lighting?	✗				Parking lots poorly lit
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Water ponds by the front curb after rain, when the curb is free of debris. Also multiple areas not level
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**

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Appendix E:

Component Condition Report

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building Exterior	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	1,600 LF	21	9969622
B1010	Building Exterior	Poor	Loading Dock, Concrete	600 SF	2	9863346
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	68,059 SF	21	9969623
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,800 SF	7	9863291
B2020	Hallways	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	7	7	9863364
B2020	Building Exterior	Fair	Glazing, any type by SF	1,000 SF	4	9969621
B2050	Trash Room 34	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	4	9863317
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	36	7	9863350
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	7	9863319
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	68,059 SF	15	9863275
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	30	9863283
B3060	Roof	Good	Roof Hatch, Metal	4	20	9863329
Interiors						
C1010	Classrooms	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	540 SF	4	9863268
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,000 SF	5	9863359
C1030	Throughout Building	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	10	5	9877200
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	182	7	9863278
C1030	Throughout Building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	6	7	9863259
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	63,605 SF	2	9863339
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	15	4	9863253

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	250 SF	3	9863361
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,700 SF	4	9863368
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	170,150 SF	2	9863342
C2030	Throughout Building	Poor	Flooring, Vinyl Tile (VCT)	61,105 SF	1	9863345
C2030	Kitchen	Poor	Flooring, Vinyl Tile (VCT)	1,200 SF	1	9863292
C2030	Cafeteria Stage	Poor	Flooring, Vinyl Tile (VCT)	600 SF	1	9863256
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,000 SF	4	9863318
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	3	9863367
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	9877201
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	700 SF	3	9863263
C2030	Cafeteria Stage	Poor	Flooring, Wood, Strip	200 SF	1	9863336
C2050	Lobby	Fair	Ceiling Finishes, Gypsum Board/Plaster	400 SF	4	9863252
Plumbing						
D2010	Health Building Services Closet 125	Fair	Water Heater, Electric, Commercial (12 kW), 50 GAL	1	11	9863366
D2010	Gymnasium Office	Fair	Shower, Ceramic Tile	1	4	9863277
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	16	4	9863369
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	4	9863299
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	35	4	9863240
D2010	Main Mechanical Room	Fair	Water Heater, Gas, Commercial (125 MBH), 71 GAL	1	11	9863258
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	32	4	9863305
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	68,059 SF	4	9863334
D2010	Custodial Closets	Fair	Sink/Lavatory, Service Sink, Floor	4	4	9863286
D2010	Restrooms	Fair	Urinal, Standard	12	4	9863314
D2010	Main Mechanical Room	Fair	Backflow Preventer, Domestic Water, 2 IN	1	4	9863265

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Classrooms General	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	9	2	9863296
D2060	Main Mechanical Room	Good	Air Compressor, Tank-Style, 3 HP	1	16	9863337
HVAC						
D3020	Main Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 476 GAL [ET-1]	1	30	9863231
D3020	Main Mechanical Room	Good	Boiler, Gas, HVAC, 1500 MBH	1	20	9863280
D3020	Main Mechanical Room	Good	Boiler, Gas, HVAC, 1500 MBH	1	20	9863233
D3020	Throughout Main Building	Fair	Cabinet Heater, Electric, 3 to 4 LF	9	2	9863236
D3020	Gym Mezzanine	Fair	Furnace, Gas, 200 MBH	1	7	9863371
D3030	Main Building Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	4	9863372
D3030	Main Building Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	5	9863287
D3030	Main Building Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [ACC-1]	1	5	9863288
D3030	Site Utility Areas	Fair	Chiller, Air-Cooled, 160 TON [CHILLER-1]	1	15	9863357
D3030	Main Building Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	9	9863230
D3030	Main Building Roof	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON [A/C UNIT PANEL NA]	1	2	9863324
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	4	9863320
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	68,059 SF	4	9863250
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU-1]	1	8	9863274
D3050	Main Mechanical Room	Good	Air Handler, Interior AHU, Easy/Moderate Access, 32000 CFM	1	20	9863261
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	68,059 SF	2	9877202
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU-1]	1	3	9863340
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-1]	1	10	9863332
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [RTU-2]	1	3	9863302
D3050	Main Building Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2.5 TON [RTU-3]	1	3	9863365
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [F-12]	1	15	9863242

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Restrooms	Good	Supplemental Components, Hand Dryer, Restroom	7	8	9863303
D3060	Gym Roof	Fair	Unit Ventilator, approx/nominal 3 Ton	1	3	9863360
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 3500 CFM [F-15]	1	15	9863331
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [F-13]	1	15	9863354
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [F-5]	1	14	9863370
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-11]	1	4	9863312
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-8]	1	4	9863246
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	19	9863311
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 325 CFM [EF-1]	1	3	9863257
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [F-9]	1	15	9863294
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2400 CFM [EF-9]	1	4	9863300
D3060	Main Building Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM [EF-10]	1	4	9863269
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 2000 CFM [EF-17]	1	4	9863333
D3060	Main Building Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4300 CFM [F-1]	1	9	9863313
D3060	Kitchen	Good	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	19	9863279
D3060	Main Building Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 2000 CFM [EF-7]	1	4	9863326
D3060	Main Building Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1300 CFM [F-8]	1	10	9863266
D3060	Main Building Roof	Good	Exhaust Fan, Centrifugal, 24" Damper, 2448 CFM [F-14]	1	15	9863327
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	68,059 SF	3	9863232
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	3	9863251
Electrical						
D5010	Building Service Manager Office	Good	Automatic Transfer Switch, ATS, 150 AMP [ATS NON LIFE SAFETY]	1	24	9863358
D5010	Building Service Manager Office	Good	Automatic Transfer Switch, ATS, 150 AMP [ATS LIFE SAFETY]	1	24	9863273

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Building Service Manager Office	Fair	Generator, Gas or Gasoline, 100 KW	1	7	9863322
D5020	Electrical Room Exterior Door 31	Fair	Switchboard, 120/208 V, 1200 AMP [MDP-A]	1	2	9863260
D5020	Hallway Next to 23A	Fair	Distribution Panel, 120/208 V, 400 AMP [NP]	1	2	9863309
D5020	Main Mechanical Room	Fair	Distribution Panel, 120/208 V, 400 AMP [DA]	1	2	9863271
D5020	Hallway Next to 23A	Fair	Distribution Panel, 120/208 V, 400 AMP [NP]	1	2	9863285
D5020	Main Mechanical Room	Fair	Switchboard, 120/208 V, 600 AMP	1	8	9863335
D5020	Electrical Room Exterior Door 31	Fair	Switchboard, 120/208 V, 1200 AMP [MDP-B]	1	2	9863239
D5020	Main Mechanical Room	Fair	Switchboard, 120/208 V, 800 AMP	1	2	9863293
D5020	Gym Mezzanine	Fair	Distribution Panel, 120/240 V, 400 AMP [NPA]	1	18	9863244
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [P-4]	1	10	9863321
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install	1	10	9863284
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-3]	1	10	9863264
D5030	Main Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [AHU-1]	1	10	9863254
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 15 HP [P-4 DUAL TEMP]	1	8	9863363
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	68,059 SF	4	9863248
D5030	Main Mechanical Room	Fair	Motor, AHU or Pump, 15 HP	1	8	9863308
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	68,059 SF	2	9863238
D5040	Cafeteria Stage	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	15	2	9863351
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, High Pressure Sodium (HPS), Warehouse/Manufacturing, 250 WATT	18	2	9863328
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	68,059 SF	2	9863353
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	68,059 SF	2	9863297

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7010	Throughout Main Building	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	68,005 SF	2	9863349
D7050	Building Service Manager Office	Fair	Fire Alarm Panel, Fully Addressable	1	2	9863281
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	68,059 SF	4	9969624
D8010	Throughout Main Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	68,059 SF	4	9863234
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	9863295
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	4	9863243
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	9863306
E1030	Building A Room 204	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	4	9863235
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9863276
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	9863315
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9863298
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9863344
E1030	Kitchen	Excellent	Foodservice Equipment, Walk-In, Refrigerator	1	20	9863352
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	3	9863307
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	9863282
E1030	Main Mechanical Room	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	15	9863262
E1030	Main Mechanical Room	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	15	9863362
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9863330
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	9863289
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	2	9863247
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	13	9863270
E1030	Kitchen	Excellent	Foodservice Equipment, Walk-In, Freezer	1	20	9863325
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	4	9863245

Component Condition Report | Summit Hall Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	Art Room	Fair	Ceramics Equipment, Kiln	1	4	9863323
E1040	Art Room	Fair	Ceramics Equipment, Kiln	1	4	9863255
E1040	Hallways	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	2	9863290
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	6	4	9863343
E1070	Cafeteria Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,200 SF	3	9863347
E2010	Reception Desk	Fair	Casework, Cabinetry, Standard	20 LF	4	9863316
E2010	Library Reception Desk	Fair	Casework, Cabinetry, High-End or Laboratory	25 LF	4	9863304
E2010	Library Reception Desk	Fair	Casework, Countertop, Plastic Laminate	25 LF	4	9863356
E2010	Reception Desk	Fair	Casework, Countertop, Plastic Laminate	20 LF	4	9863241
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	900 LF	4	9863355
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	450 LF	4	9863272

Sitework

G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 100 WATT	71	2	9863348
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Component Condition Report | Summit Hall Elementary School / Modular Classrooms A

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Classroom Building A	Good	Exterior Walls, Fiber Cement Siding	5,220 SF	37	9863137
B2050	Classroom Building A	Good	Exterior Door, Steel, Commercial	4	32	9863111
Roofing						
B3010	Building A	Fair	Roofing, Single-Ply Membrane, TPO/PVC	9,600 SF	12	9863159
B3020	Classroom Building A	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	425 LF	12	9920591
Interiors						
C1030	Classroom Building A	Good	Interior Door, Wood, Solid-Core	13	32	9863139

Component Condition Report | Summit Hall Elementary School / Modular Classrooms A

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1070	Classroom Building A	Good	Suspended Ceilings, Acoustical Tile (ACT)	9,600 SF	17	9863110
C1090	Building A Corridor	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	128 LF	12	9863128
C1090	Building A Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	12	9863140
C2010	Classroom Building A	Fair	Wall Finishes, any surface, Prep & Paint	24,000 SF	2	9863145
C2030	Classroom Building A	Fair	Flooring, Vinyl Tile (VCT)	9,600 SF	7	9863153
Plumbing						
D2010	Building A Custodial Closet	Good	Sink/Lavatory, Service Sink, Floor	1	27	9863141
D2010	Building A Custodial Closet	Poor	Water Heater, Electric, Residential, 5 to 15 GAL, 10 GAL	1	1	9863144
D2010	Building A Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	8	22	9863130
D2010	Building A Corridor	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	9863135
D2010	Building A Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	5	22	9863162
D2010	Building A Restrooms	Good	Urinal, Standard	1	22	9863155
D2010	Building A Restrooms	Good	Toilet, Commercial Water Closet	4	22	9863166
HVAC						
D3030	Building A Room 201	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863152
D3030	Building A Room 204	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863134
D3030	Building A Room 207	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863156
D3030	Building A Room 208	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863150
D3030	Building A Room 203	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863168
D3030	Building A Room 209	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863129
D3030	Building A Room 210	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863131
D3030	Building A Room 202	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863122
Electrical						
D5020	Building A Custodial Closet	Good	Distribution Panel, 120/240 V, 225 AMP [MPC]	1	22	9863148
D5040	Classroom Building A	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	9,600 SF	2	9863115

Component Condition Report | Summit Hall Elementary School / Modular Classrooms A

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	Classroom Buildings A&B	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	21	12	9863118
D5040	Classroom Building A	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,600 SF	12	9863124
Fire Alarm & Electronic Systems						
D7010	Building A	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	9,600 SF	7	9863123
D7050	Building A	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,600 SF	12	9863151
Equipment & Furnishings						
E2010	Building A Classrooms	Fair	Casework, Countertop, Plastic Laminate	40 LF	7	9863112
E2010	Building A Classrooms	Fair	Casework, Cabinetry, Economy	90 LF	12	9863138

Component Condition Report | Summit Hall Elementary School / Modular Classrooms B

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Classroom Building B	Good	Exterior Walls, Fiber Cement Siding	5,220 SF	37	9863117
B2050	Classroom Building B	Poor	Exterior Door, Steel, Standard	4	1	9863125
Roofing						
B3010	Building B	Fair	Roofing, Single-Ply Membrane, TPO/PVC	9,600 SF	12	9863109
B3020	Classroom Building B	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	425 LF	12	9920590
Interiors						
C1030	Classroom Building B	Good	Interior Door, Wood, Solid-Core	13	32	9863160
C1070	Classroom Building B	Good	Suspended Ceilings, Acoustical Tile (ACT)	9,600 SF	17	9863149
C1090	Building B Restrooms	Fair	Toilet Partitions, Plastic/Laminate	3	12	9863143
C1090	Building B Corridor	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	128 LF	12	9863136
C2010	Classroom Building B	Fair	Wall Finishes, any surface, Prep & Paint	24,000 SF	2	9863146
C2030	Classroom Building B	Fair	Flooring, Vinyl Tile (VCT)	9,600 SF	7	9863127
Plumbing						

Component Condition Report | Summit Hall Elementary School / Modular Classrooms B

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Building B Restrooms	Good	Urinal, Standard	1	22	9863169
D2010	Building B Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	22	9863157
D2010	Building B Restroom	Good	Toilet, Commercial Water Closet	1	22	9863108
D2010	Building B Classrooms	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	22	9863167
D2010	Building B Custodial Closet	Fair	Water Heater, Electric, Commercial (12 kW), 10 GAL	1	12	9863121
D2010	Building B Custodial Closet	Good	Sink/Lavatory, Service Sink, Floor	1	27	9863119
HVAC						
D3030	Building B Room 303	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863120
D3030	Building B Room 310	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863163
D3030	Building B Room 309	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863133
D3030	Building B Room 304	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863147
D3030	Building B Room 302	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863165
D3030	Building B Room 301	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863116
D3030	Building B Room 307	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863161
D3030	Building B Room 308	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 TON	1	12	9863132
Electrical						
D5020	Classroom Building B	Good	Switchboard, 120/208 V, 800 AMP [PANEL MDP]	1	32	9870722
D5020	Building B Custodial Closet	Good	Distribution Panel, 120/240 V, 225 AMP [MPI]	1	22	9863113
D5040	Classroom Building B	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,600 SF	12	9863154
D5040	Classroom Building B	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	9,600 SF	2	9863114
Fire Alarm & Electronic Systems						
D7010	Classroom Building B	Fair	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	9,600 SF	7	9863170
D7050	Classroom Building B	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	9,600 SF	12	9863158
Equipment & Furnishings						
E2010	Building B Classrooms	Fair	Casework, Countertop, Plastic Laminate	40 LF	7	9863126

Component Condition Report | Summit Hall Elementary School / Modular Classrooms B

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Building B Classrooms	Fair	Casework, Cabinetry, Economy	90 LF	12	9863164

Component Condition Report | Summit Hall Elementary School / Modular Judy Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2050	Judy Center Modular	Fair	Exterior Door, Steel, Commercial	1	17	9863216
B2050	Judy Center Modular	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	7	9863190
Roofing						
B3010	Judy Center Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,600 SF	2	9875200
B3020	Judy Center Roof	Poor	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	220 LF	1	9875199
Interiors						
C1030	Judy Center Modular	Fair	Interior Door, Wood, Solid-Core	9	17	9863199
C1070	Judy Center Modular	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,600 SF	2	9863189
C2010	Judy Center Modular	Fair	Wall Finishes, any surface, Prep & Paint	6,500 SF	2	9863187
C2030	Judy Center Modular	Poor	Flooring, Vinyl Tile (VCT)	2,600 SF	1	9863200
Plumbing						
D2010	Judy Center Storage	Good	Water Heater, Electric, Commercial (12 kW), 6 GAL	1	17	9863220
D2010	Judy Center Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	7	9863222
D2010	Judy Center Restroom	Fair	Toilet, Commercial Water Closet	1	7	9863224
D2010	Judy Center Classroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	7	9863186
HVAC						
D3030	Judy Center Modular	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	2	9863181
D3030	Judy Center Modular	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	2	9863179
D3030	Judy Center Modular	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	2	9863184
D3030	Judy Center Modular	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	2	9863178

Component Condition Report | Summit Hall Elementary School / Modular Judy Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Judy Center Modular	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON	1	2	9863215
Electrical						
D5040	Judy Center Modular	Poor	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,600 SF	1	9863185
Fire Alarm & Electronic Systems						
D7050	Judy Center Modular	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	2,600 SF	2	9863175
Equipment & Furnishings						
E2010	Judy Center Classroom	Fair	Casework, Countertop, Plastic Laminate	12 LF	2	9863193
E2010	Judy Center Classroom	Fair	Casework, Cabinetry, Economy	24 LF	2	9863217
Special Construction & Demo						
F1020	Judy Center Modular	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	2,600 SF	2	9863219
Sitework						
G4050	Judy Center Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 105 WATT	3	2	9863213

Component Condition Report | Summit Hall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Rear Play Area Right	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	160 SF	4	9863196
F1020	Site Walkways	Good	Covered Walkway, Metal-Framed, Light/Medium Gauge	2,320 SF	22	9863142
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Curb & Gutter, Concrete	1,200 LF	1	9863172
G2020	Front Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,800 SF	1	9863177
G2020	Classroom Buildings A&B	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,600 SF	1	9863188
G2020	Right Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,000 SF	1	9863171
G2020	Right Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	1	9863174
G2020	Front Parking Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	30,800 SF	1	9863205

Component Condition Report | Summit Hall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Building Entry	Poor	Parking Lots, Pavement, Concrete	3,000 SF	1	9863176
Athletic, Recreational & Playfield Areas						
G2050	Rear Play Area Left	Fair	Play Structure, Multipurpose, Large	1	5	9863209
G2050	Rear Play Area Right	Fair	Play Structure, Multipurpose, Very Small	3	5	9863201
G2050	Rear Play Area Left	Fair	Play Structure, Multipurpose, Medium	1	5	9863191
G2050	Rear Play Area Right	Fair	Play Structure, Multipurpose, Large	1	5	9863208
G2050	Site Sports Field	Poor	Sports Apparatus, Baseball, Backstop Chain-Link	1	1	9863212
G2050	Rear Play Area	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	17,100 SF	1	9863202
G2050	Rear Play Area Right	Fair	Play Structure, Multipurpose, Medium	1	5	9863214
G2050	Rear Play Area Right	Fair	Play Structure, Multipurpose, Very Small	2	5	9863218
G2050	Rear Play Area Left	Fair	Play Structure, Multipurpose, Very Small	2	5	9863221
G2050	Rear Play Area	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	4	9863195
G2050	Rear Right Play Area	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	340 SF	2	9863207
G2050	Site Sports Field	Poor	Sports Apparatus, Soccer, Regulation Goal	1	1	9863197
G2050	Rear Play Area	Poor	Playground Surfaces, Chips Wood, 6" Depth	7,800 SF	1	9863198
G2050	Rear Play Area Left	Fair	Play Structure, Multipurpose, Medium	1	5	9863173
G2050	Rear Play Area	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	17,100 SF	1	9863194
Sitework						
G2060	Building Exterior Front	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	19	7	9863204
G2060	Site Entry	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	3	9863228
G2060	Site Entry	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	4	9863227
G2060	Site Utility Areas	Fair	Bollard, Concrete or Metal	12	7	9863182
G2060	Building Entry	Fair	Bike Rack, Fixed 1-5 Bikes	1	4	9863183
G2060	Site Front	Poor	Fences & Gates, Vehicle Gate, Chain Link Manual	2	1	9863226
G2060	Courtyard	Fair	Picnic Table, Wood/Composite/Fiberglass	4	4	9863210

Component Condition Report | Summit Hall Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site Entry	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	7	9863223
G2060	Building Entry	Poor	Flagpole, Metal	1	1	9863180
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	450 LF	7	9863225
G2060	Utility Area	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	150 LF	4	9863211
G2060	Site Entry	Fair	Signage, Property, Pylon Standard, Replace/Install	1	3	9863203
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	2,500 LF	7	9863192
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	7	4	9863206

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/17/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Summit Hall Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Summit Hall Elementary School / Main Building	\$0	\$327,051	\$2,511,759	\$495,164	\$2,798,378	\$70,948	\$0	\$532,803	\$95,768	\$10,177	\$79,022	\$34,329	\$454,851	\$14,465	\$4,538	\$1,903,721	\$521,730	\$415,553	\$79,163	\$791,540	\$618,051	\$11,759,011
Summit Hall Elementary School / Modular Classrooms A	\$0	\$567	\$44,812	\$0	\$0	\$0	\$0	\$101,711	\$0	\$0	\$0	\$0	\$592,639	\$0	\$0	\$0	\$883	\$55,536	\$0	\$0	\$0	\$796,147
Summit Hall Elementary School / Modular Classrooms B	\$0	\$2,472	\$44,812	\$0	\$0	\$0	\$0	\$99,866	\$0	\$0	\$0	\$0	\$584,655	\$0	\$0	\$0	\$0	\$55,536	\$0	\$0	\$0	\$787,340
Summit Hall Elementary School / Modular Judy Center	\$0	\$21,053	\$375,718	\$0	\$0	\$0	\$0	\$6,764	\$0	\$0	\$0	\$0	\$13,901	\$0	\$0	\$0	\$20,861	\$38,611	\$0	\$0	\$0	\$476,908
Summit Hall Elementary School / Site	\$0	\$454,853	\$9,018	\$12,020	\$89,478	\$199,395	\$55,111	\$87,690	\$0	\$0	\$0	\$63,889	\$0	\$0	\$0	\$0	\$74,065	\$14,049	\$0	\$0	\$0	\$1,059,569
Grand Total	\$0	\$805,996	\$2,986,119	\$507,184	\$2,887,856	\$270,343	\$55,111	\$828,834	\$95,768	\$10,177	\$79,022	\$98,218	\$1,646,046	\$14,465	\$4,538	\$1,903,721	\$617,539	\$579,284	\$79,163	\$791,540	\$618,051	\$14,878,975

Summit Hall Elementary School

Summit Hall Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1010	Building Exterior	9863346	Loading Dock, Concrete, Replace	75	73	2	600	SF	\$700.00	\$420,000			\$420,000																		\$420,000	
B2010	Building Exterior	9863291	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	27800	SF	\$1.86	\$51,708								\$51,708													\$51,708	
B2020	Building Exterior	9969621	Glazing, any type by SF, Replace	30	26	4	1000	SF	\$55.00	\$55,000					\$55,000																\$55,000	
B2020	Hallways	9863364	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	13	7	7	EA	\$2,000.00	\$14,000								\$14,000													\$14,000	
B2050	Building Exterior	9863350	Exterior Door, Steel, Commercial, Replace	40	33	7	36	EA	\$4,060.00	\$146,160								\$146,160													\$146,160	
B2050	Building Exterior	9863319	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	23	7	8	EA	\$1,300.00	\$10,400								\$10,400													\$10,400	
B2050	Trash Room 34	9863317	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	26	4	1	EA	\$3,200.00	\$3,200					\$3,200																\$3,200	
B3010	Roof	9863275	Roofing, Built-Up, Replace	25	10	15	68059	SF	\$14.00	\$952,826																\$952,826					\$952,826	
B3060	Roof	9863329	Roof Hatch, Metal, Replace	30	10	20	4	EA	\$1,300.00	\$5,200																				\$5,200	\$5,200	
C1010	Classrooms	9863268	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	21	4	540	SF	\$5.00	\$2,700					\$2,700																\$2,700	
C1010	Gymnasium	9863359	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	20	5	1000	SF	\$22.30	\$22,300						\$22,300															\$22,300	
C1030	Throughout Building	9877200	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	35	5	10	EA	\$950.00	\$9,500						\$9,500															\$9,500	
C1030	Throughout Building	9863278	Interior Door, Wood, Solid-Core, Replace	40	33	7	182	EA	\$700.00	\$127,400								\$127,400													\$127,400	
C1030	Throughout Building	9863259	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	33	7	6	EA	\$1,300.00	\$7,800								\$7,800													\$7,800	
C1070	Throughout Building	9863339	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	63605	SF	\$3.50	\$222,618			\$222,618																		\$222,618	
C1090	Restrooms	9863253	Toilet Partitions, Plastic/Laminate, Replace	20	16	4	15	EA	\$750.00	\$11,250					\$11,250																\$11,250	
C2010	Restrooms	9863368	Wall Finishes, Ceramic Tile, Replace	40	36	4	2700	SF	\$18.00	\$48,600					\$48,600																\$48,600	
C2010	Gymnasium	9863361	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	12	3	250	SF	\$16.80	\$4,200				\$4,200															\$4,200		\$8,400	
C2010	Throughout Building	9863342	Wall Finishes, any surface, Prep & Paint	10	8	2	170150	SF	\$1.50	\$255,225			\$255,225									\$255,225									\$510,450	
C2030	Throughout Building	9877201	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1000	SF	\$1.50	\$1,500						\$1,500										\$1,500					\$3,000	
C2030	Restrooms	9863367	Flooring, Ceramic Tile, Replace	40	37	3	2000	SF	\$18.00	\$36,000				\$36,000																	\$36,000	
C2030	Cafeteria Stage	9863336	Flooring, Wood, Strip, Replace	30	29	1	200	SF	\$15.00	\$3,000		\$3,000																			\$3,000	
C2030	Throughout Building	9863345	Flooring, Vinyl Tile (VCT), Replace	15	14	1	61105	SF	\$5.00	\$305,525		\$305,525															\$305,525				\$611,050	
C2030	Kitchen	9863292	Flooring, Vinyl Tile (VCT), Replace	15	14	1	1200	SF	\$5.00	\$6,000		\$6,000															\$6,000				\$12,000	
C2030	Cafeteria Stage	9863256	Flooring, Vinyl Tile (VCT), Replace	15	14	1	600	SF	\$5.00	\$3,000		\$3,000															\$3,000				\$6,000	
C2030	Office Areas	9863263	Flooring, Carpet, Commercial Standard, Replace	10	7	3	700	SF	\$7.50	\$5,250				\$5,250									\$5,250								\$10,500	
C2030	Gymnasium	9863318	Flooring, Maple Sports Floor, Replace	30	26	4	4000	SF	\$17.00	\$68,000					\$68,000																\$68,000	
C2050	Lobby	9863252	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	46	4	400	SF	\$8.00	\$3,200					\$3,200																\$3,200	
D2010	Health Building Services Closet 125	9863366	Water Heater, Electric, Commercial (12 kW), Replace	20	9	11	1	EA	\$12,400.00	\$12,400												\$12,400									\$12,400	
D2010	Main Mechanical Room	9863258	Water Heater, Gas, Commercial (125 MBH), Replace	20	9	11	1	EA	\$12,400.00	\$12,400												\$12,400									\$12,400	
D2010	Throughout Building	9863334	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	68059	SF	\$11.00	\$748,649					\$748,649																\$748,649	
D2010	Main Mechanical Room	9863265	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	\$3,200.00	\$3,200					\$3,200																\$3,200	
D2010	Classrooms General	9863296	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	28	2	9	EA	\$1,100.00	\$9,900			\$9,900																		\$9,900	
D2010	Gymnasium Office	9863277	Shower, Ceramic Tile, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																\$2,500	
D2010	Throughout Building	9863369	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	16	EA	\$1,200.00	\$19,200					\$19,200																\$19,200	
D2010	Hallways & Common Areas	9863299	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	5	EA	\$1,200.00	\$6,000					\$6,000															\$6,000	\$12,000	
D2010	Restrooms	9863240	Toilet, Commercial Water Closet, Replace	30	26	4	35	EA	\$1,300.00	\$45,500					\$45,500																\$45,500	
D2010	Restrooms	9863305	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	32	EA	\$1,700.00	\$54,400					\$54,400																\$54,400	
D2010	Custodial Closets	9863286	Sink/Lavatory, Service Sink, Floor, Replace	35	31	4	4	EA	\$800.00	\$3,200					\$3,200																\$3,200	
D2010	Restrooms	9863314	Urinal, Standard, Replace	30	26	4	12	EA	\$1,100.00	\$13,200					\$13,200																\$13,200	
D2060	Main Mechanical Room	9863337	Air Compressor, Tank-Style, Replace	20	4	16	1	EA	\$10,600.00	\$10,600																	\$10,600				\$10,600	
D3020	Gym Mezzanine	9863371	Furnace, Gas, Replace	20	13	7	1	EA	\$9,750.00	\$9,750								\$9,750													\$9,750	
D3020	Main Mechanical Room	9863280	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																				\$50,800	\$50,800	
D3020	Main Mechanical Room	9863233	Boiler, Gas, HVAC, Replace	30	10	20	1	EA	\$50,800.00	\$50,800																				\$50,800	\$50,800	
D3020	Throughout Main Building	9863236	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	23	2	9	EA	\$3,500.00	\$31,500			\$31,500																		\$31,500	
D3030	Site Utility Areas	9863357	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$240,000.00	\$240,000																	\$240,000				\$240,000	

Shaping a World of Trust

Form	Code	Location	Description	ID	Cost Description	Lifespan	(EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030		Main Building Roof	9863324	Split System, Condensing Unit/Heat Pump, Replace		15	13	2	1	EA	\$3,400.00	\$3,400			\$3,400																\$3,400				\$6,800
D3030		Main Building Roof	9863372	Split System Ductless, Single Zone, Replace		15	11	4	1	EA	\$4,800.00	\$4,800						\$4,800															\$4,800		\$9,600
D3030		Main Building Roof	9863287	Split System Ductless, Single Zone, Replace		15	10	5	1	EA	\$3,500.00	\$3,500							\$3,500															\$3,500	\$7,000
D3030		Main Building Roof	9863288	Split System, Condensing Unit/Heat Pump, Replace		15	10	5	1	EA	\$17,200.00	\$17,200							\$17,200															\$17,200	\$34,400
D3030		Main Building Roof	9863230	Split System Ductless, Single Zone, Replace		15	6	9	1	EA	\$4,800.00	\$4,800										\$4,800													\$4,800
D3050		Throughout Building	9863250	HVAC System, Hydronic Piping, 2-Pipe, Replace		40	36	4	68059	SF	\$5.00	\$340,295						\$340,295																	\$340,295
D3050		Throughout Building	9877202	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace		30	28	2	68059	SF	\$6.00	\$408,354			\$408,354																				\$408,354
D3050		Main Building Roof	9863340	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$11,000.00	\$11,000					\$11,000																		\$11,000
D3050		Main Building Roof	9863302	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$9,000.00	\$9,000					\$9,000																		\$9,000
D3050		Main Building Roof	9863365	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	17	3	1	EA	\$7,500.00	\$7,500					\$7,500																		\$7,500
D3050		Main Building Roof	9863320	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	16	4	1	EA	\$11,000.00	\$11,000						\$11,000																	\$11,000
D3050		Main Building Roof	9863274	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	12	8	1	EA	\$11,000.00	\$11,000									\$11,000														\$11,000
D3050		Main Building Roof	9863332	Packaged Unit, RTU, Pad or Roof-Mounted, Replace		20	10	10	1	EA	\$20,000.00	\$20,000											\$20,000												\$20,000
D3050		Main Mechanical Room	9863261	Air Handler, Interior AHU, Easy/Moderate Access, Replace		30	10	20	1	EA	\$167,500.00	\$167,500																						\$167,500	\$167,500
D3060		Gym Roof	9863360	Unit Ventilator, approx/nominal 3 Ton, Replace		20	17	3	1	EA	\$2,400.00	\$2,400					\$2,400																		\$2,400
D3060		Main Building Roof	9863257	Exhaust Fan, Centrifugal, 12" Damper, Replace		25	22	3	1	EA	\$1,400.00	\$1,400					\$1,400																		\$1,400
D3060		Main Building Roof	9863312	Exhaust Fan, Centrifugal, 16" Damper, Replace		25	21	4	1	EA	\$2,400.00	\$2,400						\$2,400																	\$2,400
D3060		Main Building Roof	9863246																																

Replacement Reserves Report



2/17/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate				
D7050	Throughout Building	9969624	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	16	4	68059	SF	\$3.00	\$204,177					\$204,177																	\$204,177				
D8010	Throughout Main Building	9863234	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	68059	SF	\$6.00	\$408,354					\$408,354															\$408,354		\$816,708				
E1030	Kitchen	9863295	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280									\$8,280										\$16,560				
E1030	Kitchen	9863306	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600				\$9,200				
E1030	Kitchen	9863344	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	\$5,700.00	\$5,700			\$5,700															\$5,700				\$11,400				
E1030	Kitchen	9863282	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700															\$1,700				\$3,400				
E1030	Kitchen	9863247	Foodservice Equipment, Convection Oven, Double, Replace	10	8	2	1	EA	\$8,280.00	\$8,280			\$8,280									\$8,280										\$16,560				
E1030	Kitchen	9863298	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700				\$2,700																\$2,700		\$5,400				
E1030	Kitchen	9863307	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600																\$4,600		\$9,200				
E1030	Kitchen	9863289	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	\$2,700.00	\$2,700				\$2,700																\$2,700		\$5,400				
E1030	Kitchen	9863243	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	8	LF	\$300.00	\$2,400					\$2,400																		\$2,400			
E1030	Building A Room 204	9863235	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	26	4	1	EA	\$2,500.00	\$2,500					\$2,500																		\$2,500			
E1030	Kitchen	9863315	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	11	4	1	EA	\$4,500.00	\$4,500					\$4,500																\$4,500		\$9,000			
E1030	Kitchen	9863245	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	16	4	6	LF	\$300.00	\$1,800					\$1,800																		\$1,800			
E1030	Kitchen	9863276	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600																\$3,600	\$7,200			
E1030	Kitchen	9863330	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600																\$3,600	\$7,200			
E1030	Kitchen	9863270	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	2	13	1	EA	\$4,600.00	\$4,600													\$4,600										\$4,600			
E1030	Main Mechanical Room	9863262	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	0	15	1	EA	\$6,300.00	\$6,300																	\$6,300						\$6,300			
E1030	Main Mechanical Room	9863362	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	0	15	1	EA	\$6,300.00	\$6,300																	\$6,300						\$6,300			
E1030	Kitchen	9863352	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	0	20	1	EA	\$15,000.00	\$15,000																					\$15,000		\$15,000			
E1030	Kitchen	9863325	Foodservice Equipment, Walk-In, Freezer, Replace	20	0	20	1	EA	\$25,000.00	\$25,000																					\$25,000		\$25,000			
E1040	Art Room	9863323	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																		\$3,200			
E1040	Art Room	9863255	Ceramics Equipment, Kiln, Replace	20	16	4	1	EA	\$3,200.00	\$3,200					\$3,200																		\$3,200			
E1040	Hallways	9863290	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	2	EA	\$1,500.00	\$3,000			\$3,000									\$3,000										\$6,000				
E1070	Cafeteria Stage	9863347	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	1200	SF	\$13.00	\$15,600				\$15,600															\$15,600				\$31,200			
E1070	Gymnasium	9863343	Basketball Backboard, Wall-Mounted, Operable, Operable	30	26	4	6	EA	\$4,300.00	\$25,800					\$25,800																		\$25,800			
E2010	Reception Desk	9863316	Casework, Cabinetry, Standard, Replace	20	16	4	20	LF	\$300.00	\$6,000					\$6,000																		\$6,000			
E2010	Library Reception Desk	9863304	Casework, Cabinetry, High-End or Laboratory, Replace	20	16	4	25	LF	\$500.00	\$12,500					\$12,500																		\$12,500			
E2010	Library Reception Desk	9863356	Casework, Countertop, Plastic Laminate, Replace	15	11	4	25	LF	\$50.00	\$1,250					\$1,250																\$1,250		\$2,500			
E2010	Reception Desk	9863241	Casework, Countertop, Plastic Laminate, Replace	15	11	4	20	LF	\$50.00	\$1,000					\$1,000																\$1,000		\$2,000			
E2010	Throughout Building	9863355	Casework, Cabinetry, Economy, Replace	20	16	4	900	LF	\$175.00	\$157,500					\$157,500																		\$157,500			
E2010	Throughout Building	9863272	Casework, Countertop, Plastic Laminate, Replace	15	11	4	450	LF	\$50.00	\$22,500					\$22,500																\$22,500		\$45,000			
G4050	Building Exterior	9863348	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	18	2	71	EA	\$800.00	\$56,800			\$56,800																				\$56,800			
Totals, Unescalated												\$0	\$317,525	\$2,367,574	\$453,145	\$2,486,323	\$61,200	\$0	\$433,218	\$75,600	\$7,800	\$58,800	\$24,800	\$319,023	\$9,850	\$3,000	\$1,221,926	\$325,125	\$251,416	\$46,500	\$451,404	\$342,200		\$9,256,429		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$327,051	\$2,511,759	\$495,164	\$2,798,378	\$70,948	\$0	\$532,803	\$95,768	\$10,177	\$79,022	\$34,329	\$454,851	\$14,465	\$4,538	\$1,903,721	\$521,730	\$415,553	\$79,163	\$791,540	\$618,051				\$11,759,011

Summit Hall Elementary School / Modular Classrooms A

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	
B3010	Building A	9863159	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	8	12	9600	SF	\$17.00	\$163,200													\$163,200									\$163,200	
B3020	Classroom Building A	9920591	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	8	12	425	LF	\$9.00	\$3,825													\$3,825									\$3,825	
C1070	Classroom Building A	9863110	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	9600	SF	\$3.50	\$33,600																		\$33,600					\$33,600
C1090	Building A Restrooms	9863140	Toilet Partitions, Plastic/Laminate, Replace	20	8	12	3	EA	\$750.00	\$2,250													\$2,250									\$2,250	
C1090	Building A Corridor	9863128	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	8	12	128	LF	\$500.00	\$64,000													\$64,000									\$64,000	
C2010	Classroom Building A	9863145	Wall Finishes, any surface, Prep & Paint	10	8	2	24000	SF	\$1.50	\$36,000			\$36,000										\$36,000									\$72,000	
C2030	Classroom Building A	9863153	Flooring, Vinyl Tile (VCT), Replace	15	8	7	9600	SF	\$5.00	\$48,000								\$48,000														\$48,000	
D2010	Building A Custodial Closet	9863144	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	14	1	1	EA	\$550.00	\$550		\$550															\$550					\$1,100	
D2010	Building A Corridor	9863135	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	\$1,500.00	\$1,500								\$1,500														\$1,500	
D3030	Building A Room 201	9863152	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 204	9863134	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 207	9863156	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 208	9863150	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 203	9863168	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 209	9863129	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 210	9863131	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D3030	Building A Room 202	9863122	Heat Pump, Packaged & Wall-Mounted, Replace	20	8	12	1	EA	\$5,500.00	\$5,500													\$5,500									\$5,500	
D5040	Classroom Building A	9863115	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	8	2	9600	SF	\$0.65	\$6,240			\$6,240										\$6,240									\$12,480	
D5040	Classroom Buildings A&B	9863118	Exterior Light, any type, w/ LED Replacement, Replace	20	8	12	21	EA	\$400.00	\$8,400													\$8,400									\$8,400	
D5040	Classroom Building A	9863124	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	8	12	9600	SF	\$4.50	\$43,200													\$43,200									\$43,200	

Replacement Reserves Report



2/17/2026

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D7010	Building A		9863123	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install	15	8	7	9600	SF	\$3.25	\$31,200								\$31,200														\$31,200
D7050	Building A		9863151	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	9600	SF	\$3.00	\$28,800													\$28,800									\$28,800
E2010	Building A Classrooms		9863112	Casework, Countertop, Plastic Laminate, Replace	15	8	7	40	LF	\$50.00	\$2,000								\$2,000														\$2,000
E2010	Building A Classrooms		9863138	Casework, Cabinetry, Economy, Replace	20	8	12	90	LF	\$175.00	\$15,750													\$15,750									\$15,750
Totals, Unescalated												\$0	\$550	\$42,240	\$0	\$0	\$0	\$0	\$82,700	\$0	\$0	\$0	\$0	\$415,665	\$0	\$0	\$0	\$550	\$33,600	\$0	\$0	\$0	\$575,305
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$567	\$44,812	\$0	\$0	\$0	\$0	\$101,711	\$0	\$0	\$0	\$0	\$592,639	\$0	\$0	\$0	\$883	\$55,536	\$0	\$0	\$0	\$796,147

Summit Hall Elementary School / Modular Classrooms B

Item	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2050	Classroom Building B	9863125	Exterior Door, Steel, Standard, Replace		30	29	1	4	EA	\$600.00	\$2,400		\$2,400																				\$2,400	
B3010	Building B	9863109	Roofing, Single-Ply Membrane, TPO/PVC, Replace		20	8	12	9600	SF	\$17.00	\$163,200												\$163,200										\$163,200	
B3020	Classroom Building B	9920590	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace		20	8	12	425	LF	\$9.00	\$3,825												\$3,825										\$3,825	
C1070	Classroom Building B	9863149	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	8	17	9600	SF	\$3.50	\$33,600																		\$33,600					\$33,600
C1090	Building B Restrooms	9863143	Toilet Partitions, Plastic/Laminate, Replace		20	8	12	3	EA	\$750.00	\$2,250												\$2,250										\$2,250	
C1090	Building B Corridor	9863136	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	8	12	128	LF	\$500.00	\$64,000												\$64,000										\$64,000	
C2010	Classroom Building B	9863146	Wall Finishes, any surface, Prep & Paint		10	8	2	24000	SF	\$1.50	\$36,000			\$36,000									\$36,000											\$72,000
C2030	Classroom Building B	9863127	Flooring, Vinyl Tile (VCT), Replace		15	8	7	9600	SF	\$5.00	\$48,000								\$48,000															\$48,000
D2010	Building B Custodial Closet	9863121	Water Heater, Electric, Commercial (12 kW), Replace		20	8	12	1	EA	\$12,400.00	\$12,400												\$12,400											\$12,400
D3030	Building B Room 303	9863120	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 310	9863163	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 309	9863133	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 304	9863147	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 302	9863165	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 301	9863116	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 307	9863161	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D3030	Building B Room 308	9863132	Heat Pump, Packaged & Wall-Mounted, Replace		20	8	12	1	EA	\$5,500.00	\$5,500												\$5,500											\$5,500
D5040	Classroom Building B	9863114	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace		10	8	2	9600	SF	\$0.65	\$6,240			\$6,240									\$6,240											\$12,480
D5040	Classroom Building B	9863154	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace		20	8	12	9600	SF	\$4.50	\$43,200												\$43,200											\$43,200
D7010	Classroom Building B	9863170	Intrusion Detection System, Full Alarm System Renovation/Upgrade, Upgrade/Install		15	8	7	9600	SF	\$3.25	\$31,200								\$31,200															\$31,200
D7050	Classroom Building B	9863158	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install		20	8	12	9600	SF	\$2.00	\$19,200												\$19,200											\$19,200
E2010	Building B Classrooms	9863126	Casework, Countertop, Plastic Laminate, Replace		15	8	7	40	LF	\$50.00	\$2,000								\$2,000															\$2,000
E2010	Building B Classrooms	9863164	Casework, Cabinetry, Economy, Replace		20	8	12	90	LF	\$175.00	\$15,750												\$15,750											\$15,750
Totals, Unescalated												\$0	\$2,400	\$42,240	\$0	\$0	\$0	\$0	\$81,200	\$0	\$0	\$0	\$0	\$410,065	\$0	\$0	\$0	\$0	\$33,600	\$0	\$0	\$0	\$0	\$569,505
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$2,472	\$44,812	\$0	\$0	\$0	\$0	\$99,866	\$0	\$0	\$0	\$0	\$584,655	\$0	\$0	\$0	\$0	\$55,536	\$0	\$0	\$0	\$0	\$787,340

Summit Hall Elementary School / Modular Judy Center

Information	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
B2050	Judy Center	Modular	9863190	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	23	7	1	EA	\$1,300.00	\$1,300										\$1,300														\$1,300
B2050	Judy Center	Modular	9863216	Exterior Door, Steel, Commercial, Replace	40	23	17	1	EA	\$4,060.00	\$4,060																								\$4,060
B3010	Judy Center	Roof	9875200	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	2600	SF	\$17.00	\$44,200					\$44,200																			\$44,200
B3020	Judy Center	Roof	9875199	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	19	1	220	LF	\$9.00	\$1,980				\$1,980																				\$1,980
C1030	Judy Center	Modular	9863199	Interior Door, Wood, Solid-Core, Replace	40	23	17	9	EA	\$700.00	\$6,300																								\$6,300
C1070	Judy Center	Modular	9863189	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	2600	SF	\$3.50	\$9,100					\$9,100																			\$9,100
C2010	Judy Center	Modular	9863187	Wall Finishes, any surface, Prep & Paint	10	8	2	6500	SF	\$1.50	\$9,750					\$9,750																			\$19,500
C2030	Judy Center	Modular	9863200	Flooring, Vinyl Tile (VCT), Replace	15	14	1	2600	SF	\$5.00	\$13,000				\$13,000																				\$26,000
D2010	Judy Center	Storage	9863220	Water Heater, Electric, Commercial (12 kW), Replace	20	3	17	1	EA	\$12,400.00	\$12,400																								\$12,400
D2010	Judy Center	Restroom	9863222	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	23	7	1	EA	\$1,700.00	\$1,700										\$1,700														\$1,700
D2010	Judy Center	Restroom	9863224	Toilet, Commercial Water Closet, Replace	30	23	7	1	EA	\$1,300.00	\$1,300										\$1,300														\$1,300
D2010	Judy Center	Classroom	9863186	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	1	EA	\$1,200.00	\$1,200										\$1,200														\$1,200
D3030	Judy Center	Modular	9863181	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000
D3030	Judy Center	Modular	9863179	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000
D3030	Judy Center	Modular	9863184	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000
D3030	Judy Center	Modular	9863178	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000
D3030	Judy Center	Modular	9863215	Heat Pump, Packaged & Wall-Mounted, Replace	20	18	2	1	EA	\$4,000.00	\$4,000					\$4,000																			\$4,000
D5040	Judy Center	Modular	9863185	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	19	1	2600	SF	\$2.10	\$5,460				\$5,460																				\$5,460
D7050	Judy Center	Modular	9863175	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	18	2	2600	SF	\$1.50	\$3,900					\$3,900																			\$3,900
E2010	Judy Center	Classroom	9863193	Casework, Countertop, Plastic Laminate, Replace	15	13	2	12	LF	\$50.00	\$600					\$600																			\$600
E2010	Judy Center	Classroom	9863217	Casework, Cabinetry, Economy, Replace	20	18	2	24	LF	\$175.00	\$4,200					\$4,200																			\$4,200

Shaping a World of Trust

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Judy Center Modular	9863219	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	2600	SF	\$100.00	\$260,000				\$260,000																			\$260,000
G4050	Judy Center Exterior	9863213	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	18	2	3	EA	\$800.00	\$2,400				\$2,400																			\$2,400
Totals, Unescalated													\$0	\$20,440	\$354,150	\$0	\$0	\$0	\$0	\$5,500	\$0	\$0	\$0	\$9,750	\$0	\$0	\$0	\$13,000	\$23,360	\$0	\$0	\$0	\$426,200
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$21,053	\$375,718	\$0	\$0	\$0	\$0	\$6,764	\$0	\$0	\$0	\$13,901	\$0	\$0	\$0	\$20,861	\$38,611	\$0	\$0	\$0	\$476,908

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Rear Play Area Right	9863196	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	26	4	160	SF	\$25.00	\$4,000					\$4,000																	\$4,000
G2020	Front Parking Lot	9863177	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	24	1	30800	SF	\$3.50	\$107,800		\$107,800																				\$107,800
G2020	Classroom Buildings A&B	9863188	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	24	1	8600	SF	\$3.50	\$30,100		\$30,100																				\$30,100
G2020	Right Parking Lot	9863171	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	24	1	20000	SF	\$3.50	\$70,000		\$70,000																				\$70,000
G2020	Right Parking Lot	9863174	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	4	1	20000	SF	\$0.45	\$9,000		\$9,000					\$9,000					\$9,000					\$9,000					\$36,000
G2020	Front Parking Lot	9863205	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	4	1	30800	SF	\$0.45	\$13,860		\$13,860				\$13,860					\$13,860						\$13,860					\$55,440
G2020	Building Entry	9863176	Parking Lots, Pavement, Concrete, Replace		50	49	1	3000	SF	\$9.00	\$27,000		\$27,000																				\$27,000
G2020	Site Parking Areas	9863172	Parking Lots, Curb & Gutter, Concrete, Replace		50	49	1	1200	LF	\$30.00	\$36,000		\$36,000																				\$36,000
G2050	Site Sports Field	9863212	Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	19	1	1	EA	\$5,000.00	\$5,000		\$5,000																				\$5,000
G2050	Rear Play Area	9863202	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace		25	24	1	17100	SF	\$6.50	\$111,150		\$111,150																				\$111,150
G2050	Site Sports Field	9863197	Sports Apparatus, Soccer, Regulation Goal, Replace		20	19	1	1	EA	\$2,500.00	\$2,500		\$2,500																				\$2,500
G2050	Rear Play Area	9863194	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe		5	4	1	17100	SF	\$0.45	\$7,695		\$7,695					\$7,695					\$7,695					\$7,695					\$30,780
G2050	Rear Play Area	9863195	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	21	4	4	EA	\$4,750.00	\$19,000					\$19,000																	\$19,000
G2050	Rear Play Area	9863198	Playground Surfaces, Chips Wood, 6" Depth, Replace		5	4	1	7800	SF	\$2.00	\$15,600		\$15,600					\$15,600					\$15,600					\$15,600					\$62,400
G2050	Rear Right Play Area	9863207	Playfield Surfaces, Rubber, Interlocking Tiles, Replace		15	13	2	340	SF	\$25.00	\$8,500			\$8,500																\$8,500			\$17,000
G2050	Rear Play Area Left	9863209	Play Structure, Multipurpose, Large, Replace		20	15	5	1	EA	\$35,000.00	\$35,000						\$35,000																\$35,000
G2050	Rear Play Area Right	9863201	Play Structure, Multipurpose, Very Small, Replace		20	15	5	3	EA	\$6,000.00	\$18,000						\$18,000																\$18,000
G2050	Rear Play Area Left	9863191	Play Structure, Multipurpose, Medium, Replace		20	15	5	1	EA	\$20,000.00	\$20,000																						

* 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	9863366	D2010	Water Heater	Electric, Commercial (12 kW)	50 GAL	Summit Hall Elementary School / Main Building	Health Building Services Closet 125	State Industries, Inc.	EN650D0RT 110	1636A013953	2016		
2	9863220	D2010	Water Heater	Electric, Commercial (12 kW)	6 GAL	Summit Hall Elementary School / Modular Judy Center	Judy Center Storage	State Industries, Inc.	ES6-6-SOMS 200	223510821970	2022		
3	9863121	D2010	Water Heater	Electric, Commercial (12 kW)	10 GAL	Summit Hall Elementary School / Modular Classrooms B	Building B Custodial Closet	A. O. Smith	EJC-10 200	1718106020871	2017		
4	9863144	D2010	Water Heater	Electric, Residential, 5 to 15 GAL	10 GAL	Summit Hall Elementary School / Modular Classrooms A	Building A Custodial Closet	A. O. Smith	EJC-10 200	1708105094979	2017		
5	9863258	D2010	Water Heater	Gas, Commercial (125 MBH)	71 GAL	Summit Hall Elementary School / Main Building	Main Mechanical Room	State Industries, Inc.	SBD71120NE 118	1611M001861	2016		
6	9863265	D2010	Backflow Preventer	Domestic Water	2 IN	Summit Hall Elementary School / Main Building	Main Mechanical Room	Zurn Wilkins	975 XL2	Illegible	1990		
7	9863337	D2060	Air Compressor	Tank-Style	3 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	Hankison	HPR5-10	21H115HPR5101078	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9863280	D3020	Boiler	Gas, HVAC	1500 MBH	Summit Hall Elementary School / Main Building	Main Mechanical Room	Fulton Pulse	EDR-1500	119114	2015		
2	9863233	D3020	Boiler	Gas, HVAC	1500 MBH	Summit Hall Elementary School / Main Building	Main Mechanical Room	Fulton Pulse	EDR-1500	119108	2015		
3	9863371	D3020	Furnace	Gas	200 MBH	Summit Hall Elementary School / Main Building	Gym Mezzanine	Reznor	SCL200-5-2J	AOL 66H5N64524	2012		
4	9863236	D3020	Cabinet Heater	Electric, 3 to 4 LF		Summit Hall Elementary School / Main Building	Throughout Main Building	No dataplate	No dataplate	No dataplate			9
5	9863231	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	476 GAL	Summit Hall Elementary School / Main Building	Main Mechanical Room	Taco	No dataplate	No dataplate	2015		
6	9863357	D3030	Chiller [CHILLER-1]	Air-Cooled	160 TON	Summit Hall Elementary School / Main Building	Site Utility Areas	Daikin Industries	AGZ160EPMN-ER00	S1NU150500129	2015		
7	9863181	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Summit Hall Elementary School / Modular Judy Center	Judy Center Modular	Bard	Inaccessible	Inaccessible	2002		
8	9863120	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 303	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431037-01	2017		
9	9863179	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Summit Hall Elementary School / Modular Judy Center	Judy Center Modular	Bard	Inaccessible	Inaccessible	2002		
10	9863152	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 201	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431052-01	2017		
11	9863163	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 310	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431043-01	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9863133	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 309	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431050-01	2017		
13	9863134	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 204	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431039-01	2017		
14	9863156	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 207	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431038-01	2017		
15	9863150	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 208	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431049-01	2017		
16	9863147	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 304	Bard Manufacturing Company	142H1DB15RM18XX3	392F173431048-01	2017		
17	9863165	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 302	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431041-01	2017		
18	9863184	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Summit Hall Elementary School / Modular Judy Center	Judy Center Modular	Bard	Inaccessible	Inaccessible	2002		
19	9863168	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 203	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431047-01	2017		
20	9863129	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 209	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431040-01	2017		
21	9863178	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Summit Hall Elementary School / Modular Judy Center	Judy Center Modular	Bard	Inaccessible	Inaccessible	2002		
22	9863131	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 210	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431051-01	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9863215	D3030	Heat Pump	Packaged & Wall-Mounted	2 TON	Summit Hall Elementary School / Modular Judy Center	Judy Center Modular	Bard	Inaccessible	Inaccessible	2002		
24	9863116	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 301	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431042-01	2017		
25	9863161	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 307	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431046-01	2017		
26	9863132	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms B	Building B Room 308	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431045-01	2017		
27	9863122	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Summit Hall Elementary School / Modular Classrooms A	Building A Room 202	Bard Manufacturing Company	142H1DB15RM1XX3	392F173431044-01	2017		
28	9863324	D3030	Split System [A/C UNIT PANEL NA]	Condensing Unit/Heat Pump	1.5 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Carrier	380RF018-3	0108X91728	2008		
29	9863288	D3030	Split System [ACC-1]	Condensing Unit/Heat Pump	10 TON	Summit Hall Elementary School / Main Building	Main Building Roof	AAON, Inc.	CC-C-010-8-9-2	201504-CHCB07724	2015		
30	9863372	D3030	Split System Ductless	Single Zone	2 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Mitsubishi Electric	MUY-A24NA	Illegible	2006		
31	9863287	D3030	Split System Ductless	Single Zone	1 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Daikin Industries	XS12LVJU	E015257	2015		
32	9863230	D3030	Split System Ductless	Single Zone	2 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Mitsubishi Electric	PUZ-A24NHA7	9ZU17630A	2019		
33	9863261	D3050	Air Handler	Interior AHU, Easy/Moderate Access	32000 CFM	Summit Hall Elementary School / Main Building	Main Mechanical Room	Daikin Industries	CAH013GDAM	FB0U150401049	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	9863320	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Trane	THC063A6R3A0A7U	Illegible	2008		
35	9863274	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Trane	Illegible	134611203L	2013		
36	9863340	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Carrier	48PGMC05-A-50-LY	0908G20008	2008		
37	9863332	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	10 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Daikin Industries	DPS010AHMW2PW-4	FB0U150400012	2015		
38	9863302	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	4 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Carrier	48PGMC04-A-50-LY	0908G20003	2008		
39	9863365	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	2.5 TON	Summit Hall Elementary School / Main Building	Main Building Roof	Carrier	48PGNC03-A-30-LY	0908G10036	2008		
40	9863257	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	325 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Loren Cook Company	100 ACE 10002B	143S986622-00/0000701			
41	9863269	D3060	Exhaust Fan [EF-10]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	Illegible	Illegible			
42	9863312	D3060	Exhaust Fan [EF-11]	Centrifugal, 16" Damper	1500 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	No dataplate	No dataplate			
43	9863333	D3060	Exhaust Fan [EF-17]	Centrifugal, 16" Damper	2000 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	No dataplate	No dataplate			
44	9863326	D3060	Exhaust Fan [EF-7]	Centrifugal, 16" Damper	2000 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9863246	D3060	Exhaust Fan [EF-8]	Centrifugal, 16" Damper	1500 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	No dataplate	No dataplate			
46	9863300	D3060	Exhaust Fan [EF-9]	Centrifugal, 24" Damper	2400 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	No dataplate	No dataplate			
47	9863313	D3060	Exhaust Fan [F-1]	Roof or Wall-Mounted, 24" Damper	4300 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-143-VG-5-X	14105806 15D	2014		
48	9863242	D3060	Exhaust Fan [F-12]	Centrifugal, 24" Damper	2448 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-183-VG-10-X	14105831 15D	2015		
49	9863354	D3060	Exhaust Fan [F-13]	Centrifugal, 24" Damper	2448 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-183-VG-7-X	14105832 15D	2015		
50	9863327	D3060	Exhaust Fan [F-14]	Centrifugal, 24" Damper	2448 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-183-VG-7-X	14105833 15D	2015		
51	9863331	D3060	Exhaust Fan [F-15]	Centrifugal, 24" Damper	3500 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	CUBE-200-20-G	14105631 15D	2015		
52	9863370	D3060	Exhaust Fan [F-5]	Centrifugal, 24" Damper	2448 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-183-VG-7-X	14105810 15D	2014		
53	9863266	D3060	Exhaust Fan [F-8]	Roof or Wall-Mounted, 16" Damper	1300 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-103-VG-4-X	4105821 15D	2015		
54	9863294	D3060	Exhaust Fan [F-9]	Centrifugal, 24" Damper	2448 CFM	Summit Hall Elementary School / Main Building	Main Building Roof	Greenheck	G-183-VG-7-X	14105830 15D	2015		
55	9863360	D3060	Unit Ventilator	approx/nominal 3 Ton		Summit Hall Elementary School / Main Building	Gym Roof				2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	9863311	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Summit Hall Elementary School / Main Building	Kitchen	Mars	LPN236-1UA-OB	1093847S	2024		
57	9863279	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Summit Hall Elementary School / Main Building	Kitchen	Mars	LPN236-1UA-OB	1104247S	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9863251	D4010	Backflow Preventer	Fire Suppression	6 IN	Summit Hall Elementary School / Main Building	Mechanical Room	Wilkins Regulators	950	A01088	1990		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9863322	D5010	Generator	Gas or Gasoline	100 KW	Summit Hall Elementary School / Main Building	Building Service Manager Office	MTU	mtu 10V0068 GS100	94070501812	2007		
2	9863273	D5010	Automatic Transfer Switch [ATS LIFE SAFETY]	ATS	150 AMP	Summit Hall Elementary School / Main Building	Building Service Manager Office	ASCO	Illegible	2410034-005RE	2024		
3	9863358	D5010	Automatic Transfer Switch [ATS NON LIFE SAFETY]	ATS	150 AMP	Summit Hall Elementary School / Main Building	Building Service Manager Office	ASCO	Illegible	2440236-001RE	2024		
4	9863335	D5020	Switchboard	120/208 V	600 AMP	Summit Hall Elementary School / Main Building	Main Mechanical Room	Cutler-Hammer	VB	PF 397310	1993		
5	9863293	D5020	Switchboard	120/208 V	800 AMP	Summit Hall Elementary School / Main Building	Main Mechanical Room	Cutler-Hammer	HFS	PF385795	1987		
6	9863260	D5020	Switchboard [MDP-A]	120/208 V	1200 AMP	Summit Hall Elementary School / Main Building	Electrical Room Exterior Door 31	General Electric	PowerMark Plus	Illegible	1971		
7	9863239	D5020	Switchboard [MDP-B]	120/208 V	1200 AMP	Summit Hall Elementary School / Main Building	Electrical Room Exterior Door 31	General Electric	Spectra Series	Illegible	1971		
8	9870722	D5020	Switchboard [PANEL MDP]	120/208 V	800 AMP	Summit Hall Elementary School / Modular Classrooms B	Classroom Building B	General Electric	Spectra Series Panel	Illegible	2017		
9	9863271	D5020	Distribution Panel [DA]	120/208 V	400 AMP	Summit Hall Elementary School / Main Building	Main Mechanical Room	General Electric	No dataplate	No dataplate	1990		
10	9863148	D5020	Distribution Panel [MPC]	120/240 V	225 AMP	Summit Hall Elementary School / Modular Classrooms A	Building A Custodial Closet	Eaton Cutler-Hammer	Illegible	Illegible	2017		
11	9863113	D5020	Distribution Panel [MPI]	120/240 V	225 AMP	Summit Hall Elementary School / Modular Classrooms B	Building B Custodial Closet	Eaton Cutler-Hammer	Illegible	Illegible	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9863309	D5020	Distribution Panel [NP]	120/208 V	400 AMP	Summit Hall Elementary School / Main Building	Hallway Next to 23A	General Electric	AXB4P3	Illegible	1990		
13	9863285	D5020	Distribution Panel [NP]	120/208 V	400 AMP	Summit Hall Elementary School / Main Building	Hallway Next to 23A	General Electric	AXB4P3	Illegible	1990		
14	9863244	D5020	Distribution Panel [NPA]	120/240 V	400 AMP	Summit Hall Elementary School / Main Building	Gym Mezzanine	General Electric	A Series Panelboard	C403189	2013		
15	9863308	D5030	Motor	AHU or Pump	15 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	Baldor Reliance	Super E Motor	Z1502040106	2015		
16	9863363	D5030	Motor [P-4 DUAL TEMP]	AHU or Pump	15 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	Baldor Reliance	Super E Motor	Z1502040186	2015		
17	9863284	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-024A-2+F267.	2151301132	2015		
18	9863254	D5030	Variable Frequency Drive [AHU-1]	VFD, by HP of Motor	15 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-0244-2+F267	2151301130	2015		
19	9863264	D5030	Variable Frequency Drive [P-3]	VFD, by HP of Motor	15 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-046A-2+F267	2151300114	2015		
20	9863321	D5030	Variable Frequency Drive [P-4]	VFD, by HP of Motor	7.5 HP	Summit Hall Elementary School / Main Building	Main Mechanical Room	ABB	ACH550-BCR-046A-2+F267	2151300571	2015		
21	9863328	D5040	High Intensity Discharge (HID) Fixtures	High Pressure Sodium (HPS), Warehouse/Manufacturing	250 WATT	Summit Hall Elementary School / Main Building	Gymnasium						18
22	9863351	D5040	Standard Fixture w/ Lamp	any type, w/ LED Replacement	400 W	Summit Hall Elementary School / Main Building	Cafeteria Stage				2008		15

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9863281	D7050	Fire Alarm Panel	Fully Addressable		Summit Hall Elementary School / Main Building	Building Service Manager Office	Johnson Controls	MS-9600	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9863235	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Summit Hall Elementary School / Main Building	Building A Room 204				2008		
2	9863295	E1030	Foodservice Equipment	Convection Oven, Double		Summit Hall Elementary School / Main Building	Kitchen	Blodgett	Illegible	Illegible			
3	9863247	E1030	Foodservice Equipment	Convection Oven, Double		Summit Hall Elementary School / Main Building	Kitchen	Blodgett	DFG-200-ES	030119CD029T	2003		
4	9863276	E1030	Foodservice Equipment	Dairy Cooler/Wells		Summit Hall Elementary School / Main Building	Kitchen	Continental Refrigerator	MC5-SS-S	15693830	2015		
5	9863330	E1030	Foodservice Equipment	Dairy Cooler/Wells		Summit Hall Elementary School / Main Building	Kitchen	Continental Refrigerator	MC4-SS-S	15386711	2015		
6	9863315	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Summit Hall Elementary School / Main Building	Kitchen						
7	9863282	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Summit Hall Elementary School / Main Building	Kitchen	Vulcan-Hart	VHFA18	WM0010966	2011		
8	9863344	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Summit Hall Elementary School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
9	9863298	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Summit Hall Elementary School / Main Building	Kitchen	Traulsen	RHT 1-32WUT	M331870 8L	2008		
10	9863289	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Summit Hall Elementary School / Main Building	Kitchen	Traulsen	GHT 1-32WUT	M128820 6L	2006		
11	9863270	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Summit Hall Elementary School / Main Building	Kitchen	Traulsen	G22010	23L01182	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9863262	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Summit Hall Elementary School / Main Building	Main Mechanical Room	BOHN	BCH0035LBACZC0547	T25G14147	2025		
13	9863362	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Summit Hall Elementary School / Main Building	Main Mechanical Room	BOHN	BCH0008MBACZC0017	T25G 14146	2025		
14	9863306	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Summit Hall Elementary School / Main Building	Kitchen	BOHN	BEL0100BS6EEAD0065	T25G15664	2010		
15	9863307	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Summit Hall Elementary School / Main Building	Kitchen	BOHN	BEL0060AS6AMAD0065	T25G13929	2013		
16	9863325	E1030	Foodservice Equipment	Walk-In, Freezer		Summit Hall Elementary School / Main Building	Kitchen	Bally Engineered Structures	3683.5-W-P	DX2502851-01	2025		
17	9863352	E1030	Foodservice Equipment	Walk-In, Refrigerator		Summit Hall Elementary School / Main Building	Kitchen	Bally	3684-3-W-A	DX2502851-02	2025		
18	9863323	E1040	Ceramics Equipment	Kiln		Summit Hall Elementary School / Main Building	Art Room						
19	9863255	E1040	Ceramics Equipment	Kiln		Summit Hall Elementary School / Main Building	Art Room						
20	9863290	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Summit Hall Elementary School / Main Building	Hallways						2