

FACILITY CONDITION ASSESSMENT



prepared for

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



Takoma Park Elementary School
7511 Holly Avenue
Takoma Park, MD 20912

PREPARED BY:

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ON SITE DATE:

December 3, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	7511 Holly Avenue, Takoma Park, MD 20912
Site Developed	1979
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 3, 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)	Albert Beckford
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Takoma Park Elementary School, constructed in 1979, consists of one permanent main building on its campus. The campus received HVAC upgrades in 2010, 2013, and 2014. Additionally, restroom renovations were completed in 2023.

Architectural

The main building structure is masonry framed and feature brick veneer exteriors with a modified bituminous and built-up roofing systems. The building sits upon a concrete slab foundation and was observed to be structurally sound, showing no signs of settlement or deficiencies. No moisture intrusion was reported or observed near the windows and exterior walls. Interior finishes have been well-maintained and are in fair condition. Lifecycle replacements for finishes, including wall coverings, flooring, and ceiling materials, are likely based on their useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

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

Site

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

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall 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 0.574066

Immediate Needs

Facility/Building	Total Items	Total Cost
Takoma Park Elementary School / Main Building	2	\$27,000
Total	2	\$27,000

Main Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
10150257	Takoma Park Elementary School / Main Building	Throughout	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	\$12,000
10150330	Takoma Park Elementary School / Main Building	Staff Lounge	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
Total (2 items)							\$27,000

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Takoma Park Middle School Athletic Field
Parking

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,800

\$\$\$\$

Widespread alligator cracking - AssetCALC ID: 9705990



Parking Lots in Poor condition.

Pavement, Asphalt
Site Takoma Park Middle School Site - Athletic
Field Parking

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,900

\$\$\$\$

Widespread alligator cracking - AssetCALC ID: 9705875



Parking Lots in Poor condition.

Pavement, Asphalt
Site Takoma Park Middle School Site - Main
Parking Lot

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$55,000

\$\$\$\$

Widespread alligator cracking observed - AssetCALC ID: 9705800



Parking Lots in Poor condition.

Pavement, Asphalt
Site Takoma Park Middle School Site - Athletic
Field Parking

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,200

\$\$\$\$

Striping has been worn away - AssetCALC ID: 9705716



Sports Apparatus in Poor condition.

Tennis/Volleyball, Net w/ Posts & Anchors
Site Takoma Park Middle School Site Sports
Fields & Courts

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

Damaged net - AssetCALC ID: 9705759



High Intensity Discharge (HID) Fixtures in Poor condition.

Metal Halide, Gymnasium Lighting, 400 W
Main Building Takoma Park Elementary School
Gymnasium

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$34,000

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Gymnasium lighting was observed to be inadequate. Replacement is anticipated in the short term. -
AssetCALC ID: 10150299



ADA Entrances & Doors

Hardware, Lever Handle
Main Building Takoma Park Elementary School
Throughout

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$12,000

\$\$\$\$

Several doors throughout the campus were observed to have non-ADA compliant hardware. Replacement is anticipated in the short term. - AssetCALC ID: 10150257



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full
Reconfiguration
Main Building Takoma Park Elementary School
Staff Lounge

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Kitchenette located in the staff lounge requires renovation for ADA compliance. - AssetCALC ID: 10150330



Playground Surfaces

Rubber, Poured-in-Place
Site Takoma Park Elementary School Site

Unifomat Code: G2050
Recommendation: **Replace in 2028**

Priority Score: **55.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$150,800

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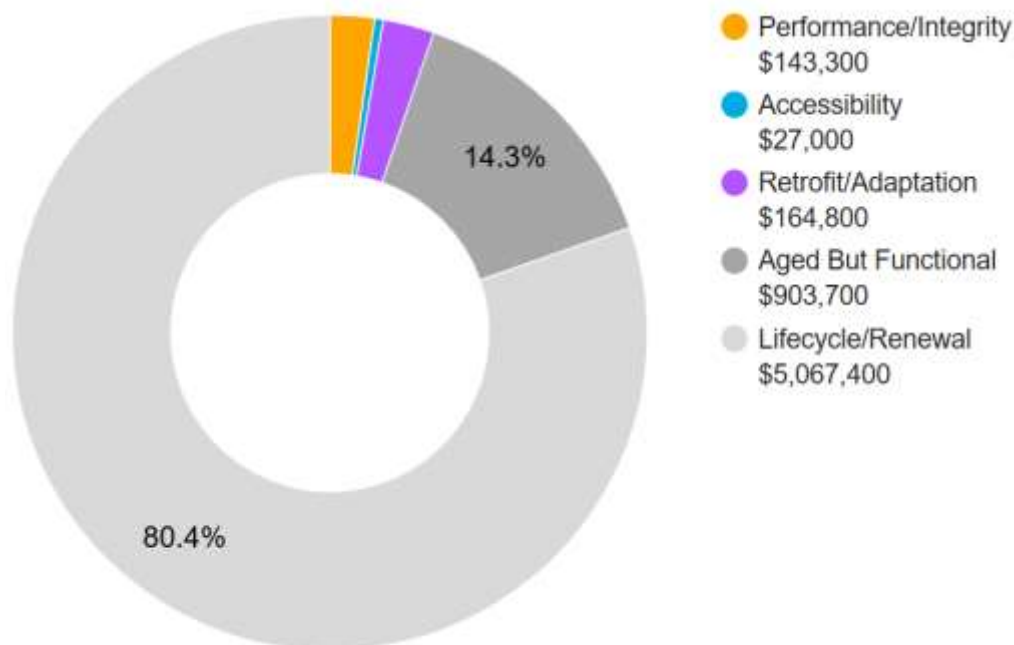
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended and included in the five-year plan. - AssetCALC ID: 10150347

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$6,306,200

2. Building Information



Main Building: Systems Summary

Address	7511 Holly Avenue, Takoma Park, MD, 20912	
GPS Coordinates	38.982536, -77.0122788	
Constructed/Renovated	1979	
Building Area	85,553 SF	
Number of Stories	Two above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish and built-up finish	Fair
Interiors	Walls: Painted gypsum board and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: ACT and Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all two floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, cooling towers, and a ground loop geothermal system feeding fan coil and water sources heat pump terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switches.	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 building, 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	-	-	\$13,900	-	-	\$13,900
Facade	-	-	-	\$61,100	\$655,800	\$716,900
Roofing	-	-	-	\$1,000,600	-	\$1,000,600
Interiors	-	-	\$637,700	\$398,500	\$999,400	\$2,035,700
Conveying	-	\$9,500	-	-	\$14,900	\$24,400
Plumbing	-	-	\$26,600	\$31,200	\$97,700	\$155,500
HVAC	-	\$25,400	\$571,300	\$267,300	\$1,774,200	\$2,638,100
Fire Protection	-	-	\$100,000	\$4,800	\$10,000	\$114,800
Electrical	-	\$94,000	\$486,100	\$160,500	\$796,400	\$1,537,100
Fire Alarm & Electronic Systems	-	\$149,800	-	\$529,700	\$376,900	\$1,056,400
Equipment & Furnishings	-	\$46,300	\$119,500	\$482,500	\$89,600	\$737,900
Special Construction & Demo	-	-	-	-	-	-
Site Development	-	\$4,500	\$90,700	\$3,500	\$505,500	\$604,300
Site Pavement	-	\$146,300	\$348,000	\$54,200	\$135,800	\$684,300
Site Utilities	-	-	\$52,500	-	-	\$52,500
Accessibility	\$27,000	-	-	-	-	\$27,000
TOTALS (3% inflation)	\$27,000	\$475,800	\$2,446,400	\$2,993,800	\$5,456,300	\$11,399,300

3. Site Summary



Site Information		
Site Area	4.47 acres	
Parking Spaces	78 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage: chain link and wrought iron fencing; Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, and bushes Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

Site Information

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Special Construction & Demo	-	-	-	-	\$42,600	\$42,600
Site Development	-	\$6,800	\$255,500	\$141,900	\$967,000	\$1,371,200
Site Pavement	-	\$173,100	\$348,000	\$85,200	\$509,800	\$1,116,100
Site Utilities	-	-	\$52,500	-	\$91,200	\$143,700
TOTALS (3% inflation)	-	\$179,900	\$656,000	\$227,100	\$1,610,600	\$2,673,600

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1979	No	No
Building or Building Cluster 1	1979	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Takoma Park Elementary School, 7511 Holly Avenue, Takoma Park, MD, 20912, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

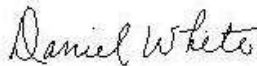
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - BUILDING FACADE



6 - MODIFIED BITUMEN ROOF

Photographic Overview



7 – BUILTUP ROOF



8 – STAFF LOUNGE



9 - LIBRARY



10 - GYMNASIUM



11 - CLASSROOM



12 - CLASSROOM

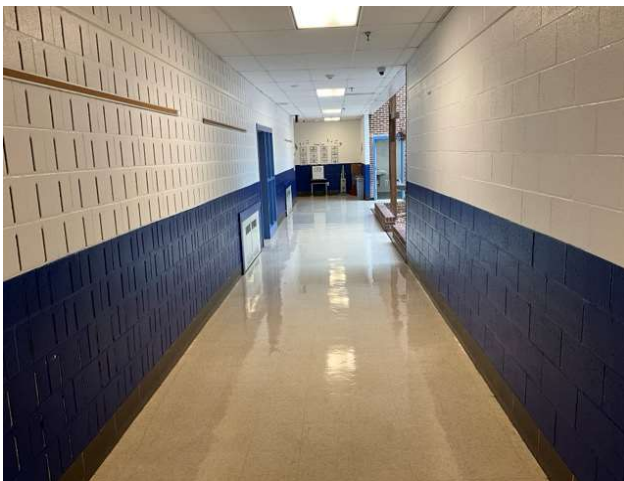
Photographic Overview



13 - ADMINISTRATION



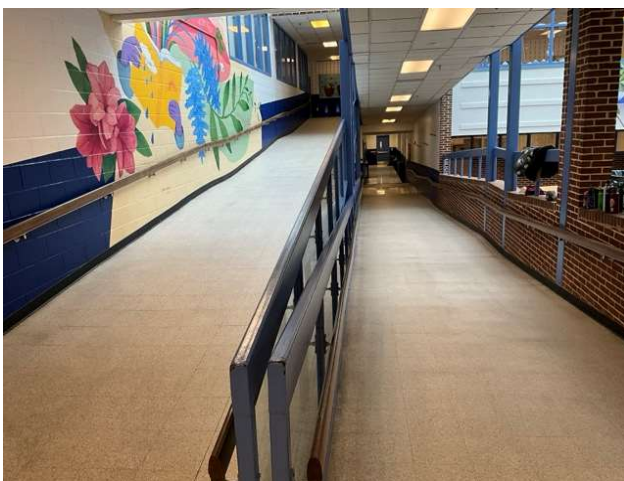
14 - CAFETERIA



15 - TYPICAL HALLWAY



16 - OFFICES



17 - INTERIOR RAMP



18 - ELEVATOR CAB PANEL

Photographic Overview



19 – ELEVATOR CAB FINISHES



20 - ELEVATOR MACHINERY



21 - WATER HEATER



22 - DOMESTIC HOT WATER SUPPLY



23 – WATER SOURCE HEAT PUMPS



24 - MAIN MECHANICAL ROOM

Photographic Overview



25 - ROOFTOP MECHANICAL EQUIPMENT



26 - MAIN SWITCHBOARD



27 - MAIN ELECTRICAL ROOM



28 - EMERGENCY GENERATOR



29 - FIRE SPRINKLER RISERS



30 - FIRE ALARM PANEL

Photographic Overview



31 - SECONDARY PARKING AREA



32 - SHADE STRUCTURE



33 - MAIN PARKING AREA



34 - PROPERTY SIGNAGE



35 - SIDEWALKS & LANDSCAPING



36 - PLAYGROUND

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-119.354

Source

Google

Project Name

Takoma Park Elementary School

On-Site Date

December 3, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Takoma Park Elementary School

Name of person completing form: Albert Beckford

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 10 Years

Date Completed: December 2, 2025

Phone Number: 240-740-0980

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1979	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2013	Skylight room
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Restroom renovation 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Room 315. Remediation complete
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		✗			
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?			✗		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			✗		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			

Signature of Assessor

Signature of POC

Appendix D: **Accessibility Review and Photos**



Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Takoma Park Elementary School

BV Project Number: 172559.25R000-119.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK CLEARANCE



KITCHEN OVERVIEW

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E: **Component Condition Report**

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	54,000 SF	29	10150221
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	85,553 SF	29	10150173
B1080	Interior Stairs	Fair	Stair Treads, Raised Rubber Tile	1,200 SF	5	10150238
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,500 SF	6	10150296
B2020	Building Exterior	Fair	Glazing, any type by SF	6,800 SF	19	10150297
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	24	26	10150230
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	22,000 SF	6	10150209
B3010	Roof	Fair	Roofing, Built-Up	35,000 SF	7	10150199
B3060	Roof	Fair	Roof Skylight, per SF of glazing	2,200 SF	7	10150301
Interiors						
C1020	Throughout	Fair	Interior Glazing, any type by SF	1,600 SF	23	10150316
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	18	26	10150265
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	144	26	10150214
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	80,500 SF	7	10150248
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	11	18	10150276
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,200 SF	38	10150261
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	900 SF	8	10150319
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	128,500 SF	3	10150259
C2030	Skylight Room	Good	Flooring, Brick	1,100 SF	38	10150243
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	72,000 SF	3	10150244
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	2,100 SF	5	10150262

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	2,500 SF	35	10150194
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,500 SF	6	10150225
C2030	Restrooms	Good	Flooring, Ceramic Tile	2,800 SF	38	10150277
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,500 SF	4	10150208
Conveying						
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	2	10150155
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, 3500 LB, Renovate	1	30	10150263
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	85,553 SF	24	10150237
D2010	Chiller Room	Fair	Water Heater, Electric, Residential, 53 to 120 GAL, No dataplate	1	3	10150207
D2010	Restrooms	Good	Toilet, Child-Sized	11	28	10150311
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	42	11	10150159
D2010	Chiller Room	Fair	Backflow Preventer, Domestic Water, 0.75 IN, 0.75 IN	1	17	10150283
D2010	Chiller Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 193 GAL	1	10	10150308
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	3	10150315
D2010	Utility room	Fair	Sink/Lavatory, Service Sink, Floor	9	7	10150309
D2010	Mechanical room	Good	Backflow Preventer, Domestic Water, 4 IN, 4 IN	1	29	10150197
D2010	Mechanical Room 100F	Fair	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, 78 GAL	1	5	10150240
D2010	Mechanical Room 100F	Fair	Backflow Preventer, Domestic Water, 2 IN, 1.5 IN	1	18	10150304
D2010	Restrooms	Good	Urinal, Standard	8	28	10150186
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	16	28	10150156
D2010	Restrooms	Good	Toilet, Commercial Water Closet	12	28	10150187
D2010	Chiller Room	Fair	Backflow Preventer, Domestic Water, 0.75 IN, 0.75 IN	1	13	10150192
HVAC						
D3020	Commercial kitchen	Fair	Unit Heater, Hydronic, 101 to 160 MBH, 105 MBH	1	2	10150254

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room 100F	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH [Boiler-2]	1	15	10150247
D3020	Chiller Room	Fair	Boiler, Gas, HVAC, 501 to 750 MBH, 750 MBH [B1]	1	19	10150193
D3020	Mechanical Room 100F	Fair	Heat Exchanger, Plate & Frame, HVAC, 6 to 10 GPM, 10 GPM	1	20	10150189
D3020	Chiller Room	Fair	Boiler, Gas, HVAC, 501 to 750 MBH, 750 MBH [B2]	1	19	10150172
D3020	Chiller Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 125 GAL	1	38	10150198
D3020	Commercial kitchen	Fair	Unit Heater, Hydronic, 101 to 160 MBH, 101 MBH	1	2	10150325
D3020	Mechanical Room 100F	Fair	Boiler, Gas, HVAC, 1001 to 2000 MBH, 1400 MBH [Boiler1]	1	15	10150313
D3020	Chiller Room	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible	1	7	10150169
D3020	Mechanical Room 100F	Fair	Unit Heater, Electric, 1 to 5 KW, 5 KW	1	5	10150211
D3030	Mechanical Room 345	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU18]	1	5	10150176
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS3]	1	3	10150183
D3030	Mechanical Room 100F	Fair	Chilled Water, Chemical Feed Dosing System	1	6	10150314
D3030	Mechanical Room 108	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU9]	1	5	10150256
D3030	Mechanical Room 338	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU22]	1	5	10150282
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 8 TON	1	3	10150162
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit , 201 to 250 TON, 207 TON	1	9	10150260
D3030	Mechanical Room 201	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU1]	1	5	10150185
D3030	Mechanical Room 345	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU20]	1	5	10150326
D3030	Mechanical Room 122	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU4]	1	5	10150286
D3030	Throughout	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	12	3	10150223
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Illegible	1	3	10150168
D3030	Mechanical Room 331	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU23]	1	5	10150253
D3030	Mechanical Room 127	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU2]	1	5	10150206
D3030	Mechanical Enclosure	Fair	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, 107 TON	1	13	10150246
D3030	Mechanical Room 327	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU25]	1	5	10150196

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Room 110	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU10]	1	5	10150278
D3030	Mechanical Room 345	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU19]	1	5	10150267
D3030	Mechanical Room 122	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU5]	1	5	10150188
D3030	Mechanical Room 323	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU29]	1	5	10150279
D3030	Mechanical Room 329	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU24]	1	5	10150181
D3030	Mechanical Room 112	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU7]	1	5	10150222
D3030	Chiller Room	Fair	Chiller, Water-Cooled, 61 to 80 TON, 80 TON [WCCH1]	1	14	10150291
D3030	Mechanical Room 320	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU27]	1	5	10150329
D3030	Mechanical Room 338	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU21]	1	5	10150312
D3030	Mechanical Room 320	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU28]	1	5	10150179
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 8 TON	1	3	10150167
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 10 TON [CU1]	1	3	10150165
D3030	Roof	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, 8 TON [CU2]	1	3	10150235
D3030	Mechanical Room 127	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU3]	1	5	10150275
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Illegible [DSS2]	1	2	10150204
D3030	Mechanical Room 108	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU8]	1	5	10150174
D3030	Mechanical Room 327	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU26]	1	5	10150182
D3030	Mechanical Room 112	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU6]	1	5	10150320
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 21 to 25 TON, 25 TON [CU1]	1	9	10150210
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	85,553 SF	15	10150175
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 15 TON [RTU2]	1	9	10150219
D3050	Mechanical Room 100F	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P2]	1	12	10150245
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, 1.5 TON [RTU3]	1	9	10150250
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CWP2]	1	15	10150255
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 17.5 HP [CWP1]	1	14	10150202

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 to 15 TON, 13 TON [RTU1]	1	5	10150300
D3050	Mechanical Room 100F	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P4]	1	10	10150323
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, 20 TON [DOAS2]	1	9	10150321
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP	1	12	10150157
D3050	Mechanical Room 100F	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P3]	1	14	10150307
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	85,553 SF	25	10150269
D3050	Roof	Fair	Air Handler, Exterior AHU, 10001 to 15000 CFM, 12,000 CFM [ERU1]	1	5	10150200
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, 2 TON [RTU2]	1	5	10150280
D3050	Mechanical Room 100F	Fair	Pump, Distribution, HVAC Heating Water, 16 to 25 HP, 20 HP [P1]	1	12	10150164
D3050	Chiller Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CHWP1]	1	3	10150201
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, No dataplate [6]	1	2	10150234
D3060	Chiller Room	Fair	Axial Flow Fan, In-Line, 5 HP Motor, 10001 to 20000 CFM, No dataplate	1	6	10150298
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, 100 CFM [EF4]	1	5	10150264
D3060	Commercial kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	2	10150285
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, No dataplate [5]	1	2	10150178
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, 900 CFM [EF1]	1	9	10150217
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Illegible	1	2	10150310
D3060	Mechanical Room 100F	Fair	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 1600 CFM [EF6]	1	10	10150158
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, No dataplate [8]	1	2	10150161
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, No dataplate	1	2	10150324
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, No dataplate [7]	1	2	10150272
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, No dataplate [2]	1	2	10150327
D3060	Mechanical room	Fair	Axial Flow Fan, In-Line, 1 HP Motor, 3001 to 5000 CFM, 4000 CFM	1	5	10150252
Fire Protection						
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 4 IN, 4 IN	1	14	10150274

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	6	10150293
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	85,553 SF	3	10150303
Electrical						
D5010	Electrical Room 100D	Fair	Automatic Transfer Switch, ATS, 200 AMP, Inaccessible [ATS1]	1	9	10150215
D5010	Electrical Room	Fair	Generator, Gas or Gasoline, 85 to 100 KW, 100 KW	1	9	10150251
D5010	Electrical Room 100D	Fair	Automatic Transfer Switch, ATS, 200 AMP, 150 AMP [ATS2]	1	9	10150270
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150236
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150266
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150232
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150229
D5020	Electrical Room 100E	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	8	10150203
D5020	Mechanical Room 100F	Fair	Switchboard, 277/480 V, 2000 AMP, 2000 AMP	1	3	10150160
D5020	Storage 100B	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	19	10150302
D5020	Electrical Room 100D	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA, 150 KVA	1	3	10150273
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150258
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150216
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150213
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150212
D5020	Storage 100B	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	19	10150284
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150294
D5020	Electrical Room 100D	Fair	Switchboard, 277/480 V, 800 AMP, 800 AMP	1	3	10150218
D5020	Corridors	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150318
D5020	Electrical Room 100D	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP	1	3	10150170
D5020	Storage 100B	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	19	10150328
D5020	Electrical Room 100E	Fair	Distribution Panel, 277/480 V, 800 AMP, 800 AMP	1	3	10150195

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Storage 100B	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA	1	19	10150287
D5030	Electrical Room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	85,553 SF	3	10150228
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Higher-Lumen for Large Areas	16	13	10150289
D5040	Gymnasium	Poor	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	20	1	10150299
D5040	Cafeteria	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	800 SF	8	10150322
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	85,553 SF	13	10150171
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	85,553 SF	2	10150233
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	85,553 SF	2	10150184
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	85,553 SF	9	10150190
D7050	Office	Fair	Fire Alarm Panel, Fully Addressable	1	8	10150331
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	85,553 SF	13	10150305
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	85,553 SF	10	10150224
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10150290
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	2	10150231
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10150241
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	4	10150177
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	10150166
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	2	10150205
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, No dataplate	1	3	10150226
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10150281
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	10150288
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	10	10150163
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	10150227

Component Condition Report | Takoma Park Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Ice maker, Freestanding	1	3	10150268
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	4	10150191
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	6	6	10150271
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	3	10150306
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	450 LF	7	10150295
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	650 LF	7	10150292
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60 LF	7	10150220
E2010	Library	Fair	Casework, Cabinetry, Standard	30 LF	7	10150317
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	180	3	10150180
Accessibility						
Y1030	Throughout	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	40	0	10150257
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10150330

Component Condition Report | Takoma Park Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site Playground Areas	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	500 SF	18	10150354
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	56,000 SF	14	10150338
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	56,000 SF	2	10150352
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	21,000 SF	28	10150350
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	4,800 SF	17	10150342
G2050	Playground	Fair	Play Structure, Multipurpose, Large	1	11	10150333
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	11	10150337

Component Condition Report | Takoma Park Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Playground	Fair	Play Structure, Multipurpose, Large	1	11	10150335
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4,800 SF	2	10150334
G2050	Site	Fair	Playground Surfaces, Rubber, Poured-in-Place	4,000 SF	9	10150344
G2050	Playground	Fair	Play Structure, Multipurpose, Small	1	11	10150349
G2050	Playground	Fair	Play Structure, Multipurpose, Medium	1	11	10150332
G2050	Site	NA	Playground Surfaces, Rubber, Poured-in-Place	5,800 SF	3	10150347
Sitework						
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	6	12	10150346
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	800 LF	18	10150357
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	18	10150336
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	250 LF	23	10150348
G2060	Site General	Fair	Picnic Table, Metal Powder-Coated	5	12	10150339
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	11	10150343
G2060	Site	Fair	Flagpole, Metal	1	13	10150341
G2060	Site General	Fair	Retaining Wall, Brick/Stone	650 SF	16	10150356
G2060	Site General	Fair	Bike Rack, Fixed Single Loop	20	13	10150351
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	16	12	10150355

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/18/2026

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
Takoma Park Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Takoma Park Elementary School / Main Building	\$27,000	\$35,020	\$289,914	\$1,569,609	\$32,674	\$352,941	\$383,350	\$1,565,199	\$81,225	\$572,281	\$334,074	\$69,765	\$145,299	\$1,377,153	\$207,421	\$992,687	\$58,572	\$30,578	\$1,083,956	\$825,726	\$23,841	\$10,058,285
Takoma Park Elementary School / Site	\$0	\$0	\$29,026	\$164,783	\$0	\$0	\$0	\$33,649	\$0	\$135,696	\$0	\$191,024	\$140,380	\$12,483	\$296,468	\$0	\$146,028	\$72,990	\$109,977	\$0	\$0	\$1,332,505
Grand Total	\$27,000	\$35,020	\$318,940	\$1,734,392	\$32,674	\$352,941	\$383,350	\$1,598,848	\$81,225	\$707,978	\$334,074	\$260,790	\$285,679	\$1,389,635	\$503,889	\$992,687	\$204,600	\$103,567	\$1,193,933	\$825,726	\$23,841	\$11,390,790

Takoma Park Elementary School

Takoma Park Elementary School / Main Building

Form Code	Location Description	ID	Cost Description	Lifespan (EUL)	2026	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B1080	Interior Stairs	10150238	Stair Treads, Raised Rubber Tile, Replace	18	13	5		1200	SF	\$10.00	\$12,000						\$12,000																\$12,000	
B2010	Building Exterior	10150296	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	14	6		27500	SF	\$1.86	\$51,150							\$51,150															\$51,150	
B2020	Building Exterior	10150297	Glazing, any type by SF, Replace	30	11	19		6800	SF	\$55.00	\$374,000																				\$374,000		\$374,000	
B3010	Roof	10150209	Roofing, Modified Bitumen, Replace	20	14	6		22000	SF	\$10.00	\$220,000							\$220,000															\$220,000	
B3010	Roof	10150199	Roofing, Built-Up, Replace	25	18	7		35000	SF	\$14.00	\$490,000								\$490,000														\$490,000	
B3060	Roof	10150301	Roof Skylight, per SF of glazing, Replace	30	23	7		2200	SF	\$50.00	\$110,000								\$110,000														\$110,000	
C1070	Throughout Building	10150248	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	18	7		80500	SF	\$3.50	\$281,750								\$281,750														\$281,750	
C1090	Restrooms	10150276	Toilet Partitions, Plastic/Laminate, Replace	20	2	18		11	EA	\$750.00	\$8,250																			\$8,250			\$8,250	
C2010	Gymnasium	10150319	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	7	8		900	SF	\$16.80	\$15,120									\$15,120													\$15,120	
C2010	Throughout Building	10150259	Wall Finishes, any surface, Prep & Paint	10	7	3		128500	SF	\$1.50	\$192,750				\$192,750										\$192,750									\$385,500
C2030	Throughout Building	10150244	Flooring, Vinyl Tile (VCT), Replace	15	12	3		72000	SF	\$5.00	\$360,000				\$360,000															\$360,000				\$720,000
C2030	Throughout	10150262	Flooring, Carpet, Commercial Standard, Replace	10	5	5		2100	SF	\$7.50	\$15,750						\$15,750										\$15,750							\$31,500
C2030	Gymnasium	10150225	Flooring, Wood, Sports, Refinish	10	4	6		5500	SF	\$5.00	\$27,500							\$27,500										\$27,500						\$55,000
C2050	Gymnasium	10150208	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4		5500	SF	\$2.50	\$13,750					\$13,750										\$13,750								\$27,500
D1010	Elevator Shafts/Utility	10150155	Elevator Cab Finishes, Standard, Replace	15	13	2		1	EA	\$9,000.00	\$9,000			\$9,000																\$9,000				\$18,000
D2010	Chiller Room	10150207	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	15	12	3		1	EA	\$1,600.00	\$1,600				\$1,600															\$1,600				\$3,200
D2010	Mechanical Room 100F	10150240	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, Replace	20	15	5		1	EA	\$12,400.00	\$12,400						\$12,400																	\$12,400
D2010	Chiller Room	10150308	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	10	10		1	EA	\$16,600.00	\$16,600										\$16,600													\$16,600
D2010	Chiller Room	10150192	Backflow Preventer, Domestic Water, 0.75 IN, Replace	30	17	13		1	EA	\$1,100.00	\$1,100														\$1,100									\$1,100
D2010	Chiller Room	10150283	Backflow Preventer, Domestic Water, 0.75 IN, Replace	30	13	17		1	EA	\$1,100.00	\$1,100																	\$1,100						\$1,100
D2010	Mechanical Room 100F	10150304	Backflow Preventer, Domestic Water, 2 IN, Replace	30	12	18		1	EA	\$3,200.00	\$3,200																			\$3,200				\$3,200
D2010	Hallways & Common Areas	10150315	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3		8	EA	\$1,200.00	\$9,600				\$9,600															\$9,600				\$19,200
D2010	Utility room	10150309	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7		9	EA	\$800.00	\$7,200								\$7,200															\$7,200
D2010	Classroom	10150159	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	19	11		42	EA	\$1,200.00	\$50,400										\$50,400													\$50,400
D3020	Mechanical Room 100F	10150247	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	15	15		1	EA	\$50,800.00	\$50,800																\$50,800							\$50,800
D3020	Mechanical Room 100F	10150313	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	15	15		1	EA	\$50,800.00	\$50,800																\$50,800							\$50,800
D3020	Chiller Room	10150193	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	11	19		1	EA	\$26,200.00	\$26,200																				\$26,200			\$26,200
D3020	Chiller Room	10150172	Boiler, Gas, HVAC, 501 to 750 MBH, Replace	30	11	19		1	EA	\$26,200.00	\$26,200																				\$26,200			\$26,200
D3020	Mechanical Room 100F	10150189	Heat Exchanger, Plate & Frame, HVAC, 6 to 10 GPM, Replace	35	15	20		1	EA	\$6,000.00	\$6,000																					\$6,000		\$6,000
D3020	Commercial kitchen	10150254	Unit Heater, Hydronic, 101 to 160 MBH, Replace	20	18	2		1	EA	\$2,900.00	\$2,900			\$2,900																				\$2,900
D3020	Commercial kitchen	10150325	Unit Heater, Hydronic, 101 to 160 MBH, Replace	20	18	2		1	EA	\$2,900.00	\$2,900			\$2,900																				\$2,900
D3020	Mechanical Room 100F	10150211	Unit Heater, Electric, 1 to 5 KW, Replace	20	15	5		1	EA	\$1,800.00	\$1,800						\$1,800																	\$1,800
D3020	Chiller Room	10150169	Unit Heater, Hydronic, 86 to 100 MBH, Replace	20	13	7		1	EA	\$2,400.00	\$2,400								\$2,400															\$2,400
D3030	Roof	10150260	Cooling Tower, (Typical) Open Circuit , 201 to 250 TON, Replace	25	16	9		1	EA	\$53,600.00	\$53,600										\$53,600													\$53,600
D3030	Mechanical Enclosure	10150246	Cooling Tower, (Typical) Open Circuit , 101 to 200 TON, Replace	25	12	13		1	EA	\$46,700.00	\$46,700														\$46,700									\$46,700
D3030	Chiller Room	10150291	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	11	14		1	EA	\$88,400.00	\$88,400															\$88,400								\$88,400
D3030	Roof	10150204	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	13	2		1	EA	\$4,800.00	\$4,800			\$4,800															\$4,800					\$9,600
D3030	Roof	10150183	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	12	3		1	EA	\$4,800.00	\$4,800				\$4,800																\$4,800			\$9,600
D3030	Roof	10150162	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	12	3		1	EA	\$44,000.00	\$44,000				\$44,000																\$44,000			\$88,000
D3030	Throughout	10150223	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	12	3		12	EA	\$4,830.00	\$57,960				\$57,960																\$57,960			\$115,920
D3030	Roof	10150168	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	12	3		1	EA	\$4,800.00	\$4,800				\$4,800																\$4,800			\$9,600
D3030	Roof	10150167	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	12	3		1	EA	\$44,000.00	\$44,000				\$44,000																\$44,000			\$88,000
D3030	Roof	10150165	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	12	3		1	EA	\$44,000.00	\$44,000				\$44,000																\$44,000			\$88,000
D3030	Roof	10150235	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	12	3		1	EA	\$44,000.00	\$44,000				\$44,000																\$44,000			\$88,000

Replacement Reserves Report



2/18/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Library	10150220	Library Shelving, Double-Faced, up to 90" Height, Replace	20	13	7	60	LF	\$480.00	\$28,800								\$28,800														\$28,800
E2010	Library	10150317	Casework, Cabinetry, Standard, Replace	20	13	7	30	LF	\$300.00	\$9,000								\$9,000														\$9,000
E2010	Gymnasium	10150180	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	17	3	180	EA	\$300.00	\$54,000				\$54,000																		\$54,000
Y1030	Throughout	10150257	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	40	EA	\$300.00	\$12,000	\$12,000																					\$12,000
Y1060	Staff Lounge	10150330	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
Totals, Unescalated											\$27,000	\$34,000	\$273,272	\$1,436,414	\$29,030	\$304,450	\$321,050	\$1,272,650	\$64,120	\$438,606	\$248,583	\$50,400	\$101,909	\$937,774	\$137,130	\$637,168	\$36,500	\$18,500	\$636,710	\$470,900	\$13,200	\$7,489,366
Totals, Escalated (3.0% inflation, compounded annually)											\$27,000	\$35,020	\$289,914	\$1,569,609	\$32,674	\$352,941	\$383,350	\$1,565,199	\$81,225	\$572,281	\$334,074	\$69,765	\$145,299	\$1,377,153	\$207,421	\$992,687	\$58,572	\$30,578	\$1,083,956	\$825,726	\$23,841	\$10,058,285

Takoma Park Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
F1020	Site Playground Areas	10150354	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	12	18	500	SF	\$50.00	\$25,000																		\$25,000				\$25,000
G2020	Site Parking Areas	10150352	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	56000	SF	\$0.45	\$25,200			\$25,200					\$25,200					\$25,200				\$25,200					\$100,800
G2020	Site Parking Areas	10150338	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	56000	SF	\$3.50	\$196,000														\$196,000								\$196,000
G2050	Site	10150334	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	4800	SF	\$0.45	\$2,160			\$2,160					\$2,160				\$2,160					\$2,160					\$8,640
G2050	Site	10150342	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	8	17	4800	SF	\$3.50	\$16,800																	\$16,800					\$16,800
G2050	Site	10150347	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	5800	SF	\$26.00	\$150,800				\$150,800																		\$150,800
G2050	Site	10150344	Playground Surfaces, Rubber, Poured-in-Place, Replace	20	11	9	4000	SF	\$26.00	\$104,000									\$104,000													\$104,000
G2050	Playground	10150333	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$35,000.00	\$35,000											\$35,000											\$35,000
G2050	Site	10150337	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$35,000.00	\$35,000											\$35,000											\$35,000
G2050	Playground	10150335	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	\$35,000.00	\$35,000											\$35,000											\$35,000
G2050	Playground	10150349	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	\$10,000.00	\$10,000											\$10,000											\$10,000
G2050	Playground	10150332	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
G2060	Site General	10150346	Park Bench, Wood/Composite/Fiberglass, Replace	20	8	12	6	EA	\$600.00	\$3,600												\$3,600										\$3,600
G2060	Site General	10150339	Picnic Table, Metal Powder-Coated, Replace	20	8	12	5	EA	\$700.00	\$3,500												\$3,500										\$3,500
G2060	Site General	10150351	Bike Rack, Fixed Single Loop, Replace	20	7	13	20	EA	\$300.00	\$6,000													\$6,000									\$6,000
G2060	Site General	10150357	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	800	LF	\$18.00	\$14,400																		\$14,400				\$14,400
G2060	Site General	10150336	Fences & Gates, Fence, Chain Link 6', Replace	40	22	18	1200	LF	\$21.00	\$25,200																		\$25,200				\$25,200
G2060	Site General	10150343	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	\$3,000.00	\$3,000											\$3,000											\$3,000
G2060	Site	10150341	Flagpole, Metal, Replace	30	17	13	1	EA	\$2,500.00	\$2,500													\$2,500									\$2,500
G2060	Site General	10150356	Retaining Wall, Brick/Stone, Replace	40	24	16	650	SF	\$140.00	\$91,000																\$91,000						\$91,000
G4050	Site Parking Areas	10150355	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	8	12	16	EA	\$4,000.00	\$64,000												\$64,000										\$64,000
Totals, Unescalated											\$0	\$0	\$27,360	\$150,800	\$0	\$0	\$0	\$27,360	\$0	\$104,000	\$0	\$138,000	\$98,460	\$8,500	\$196,000	\$0	\$91,000	\$44,160	\$64,600	\$0	\$0	\$950,240
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$29,026	\$164,783	\$0	\$0	\$0	\$33,649	\$0	\$135,696	\$0	\$191,024	\$140,380	\$12,483	\$296,468	\$0	\$146,028	\$72,990	\$109,977	\$0	\$0	\$1,332,505

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10150263	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors, 2000 to 5000 LB	3500 LB	Takoma Park Elementary School / Main Building	Elevator Shafts/Utility	Kone	KCM831	20289728	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10150207	D2010	Water Heater	Electric, Residential, 53 to 120 GAL	No dataplate	Takoma Park Elementary School / Main Building	Chiller Room	A.O. Smith	TJV120A	No dataplate			
2	10150240	D2010	Water Heater	Gas, Commercial (125 MBH), 75 to 99 GAL	78 GAL	Takoma Park Elementary School / Main Building	Mechanical Room 100F	State	SBD81154NE118	0944M000055	2010		
3	10150308	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	193 GAL	Takoma Park Elementary School / Main Building	Chiller Room	State	SBD100199NES	153M002223	2015		
4	10150283	D2010	Backflow Preventer	Domestic Water, 0.75 IN	0.75 IN	Takoma Park Elementary School / Main Building	Chiller Room	Watts	CW	78412	2012		
5	10150192	D2010	Backflow Preventer	Domestic Water, 0.75 IN	0.75 IN	Takoma Park Elementary School / Main Building	Chiller Room	Watts	LF909	083208	2008		
6	10150304	D2010	Backflow Preventer	Domestic Water, 2 IN	1.5 IN	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Watts	009M2Q	136230	2013		
7	10150197	D2010	Backflow Preventer	Domestic Water, 4 IN	4 IN	Takoma Park Elementary School / Main Building	Mechanical room	Watts	957RP	KB245	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10150193	D3020	Boiler [B1]	Gas, HVAC, 501 to 750 MBH	750 MBH	Takoma Park Elementary School / Main Building	Chiller Room	Fulton	PHW750	117170	2014		
2	10150172	D3020	Boiler [B2]	Gas, HVAC, 501 to 750 MBH	750 MBH	Takoma Park Elementary School / Main Building	Chiller Room	Fulton	PHW750	117182	2014		
3	10150313	D3020	Boiler [Boiler1]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Fulton	PHW1400	110002	2010		
4	10150247	D3020	Boiler [Boiler-2]	Gas, HVAC, 1001 to 2000 MBH	1400 MBH	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Fulton	PHW1400	109961	2010		
5	10150189	D3020	Heat Exchanger	Plate & Frame, HVAC, 6 to 10 GPM	10 GPM	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Alfa Laval	M10BFG	3011251864	2010		
6	10150211	D3020	Unit Heater	Electric, 1 to 5 KW	5 KW	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Marley	HUHAA548	NA	2010		
7	10150254	D3020	Unit Heater	Hydronic, 101 to 160 MBH	105 MBH	Takoma Park Elementary School / Main Building	Commercial kitchen	Trane	UHSA01058AAAA	S79A00375			
8	10150325	D3020	Unit Heater	Hydronic, 101 to 160 MBH	101 MBH	Takoma Park Elementary School / Main Building	Commercial kitchen	Trane	GHSA018S8AAAA	S79A00375			
9	10150169	D3020	Unit Heater	Hydronic, 86 to 100 MBH	Inaccessible	Takoma Park Elementary School / Main Building	Chiller Room	Daikin	Inaccessible	Inaccessible			
10	10150198	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	125 GAL	Takoma Park Elementary School / Main Building	Chiller Room	Pressure Tech Inc	NA	26979	2023		
11	10150291	D3030	Chiller [WCCH1]	Water-Cooled, 61 to 80 TON	80 TON	Takoma Park Elementary School / Main Building	Chiller Room	Daikin	WGZ080DW27ER10	STNU140500154	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10150246	D3030	Cooling Tower	(Typical) Open Circuit , 101 to 200 TON	107 TON	Takoma Park Elementary School / Main Building	Mechanical Enclosure	EVAPCO	LSTE4212	13522102	2013		
13	10150260	D3030	Cooling Tower	(Typical) Open Circuit , 201 to 250 TON	207 TON	Takoma Park Elementary School / Main Building	Roof	EVAPCO	AT1968	9359040	2009		
14	10150162	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	REMQ96PBYD	Illegible	2013		
15	10150167	D3030	Heat Pump	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	REMQ96PBYD	Illegible	2013		
16	10150165	D3030	Heat Pump [CU1]	Variable Refrigerant Volume (VRV), 10 TON	10 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	REMQ120PBYD	Illegible	2013		
17	10150235	D3030	Heat Pump [CU2]	Variable Refrigerant Volume (VRV), 10 TON	8 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	REMQ96PBYD	Illegible	2013		
18	10150185	D3030	Heat Pump [HPU1]	Water Source, 5 TON	2.5 TON	Takoma Park Elementary School / Main Building	Mechanical Room 201	McQuay	WVFC1030BFYRT01	E858364030	2010		
19	10150278	D3030	Heat Pump [HPU10]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 110	McQuay	WVFC1024BEYRT04	E858364040	2010		
20	10150176	D3030	Heat Pump [HPU18]	Water Source, 5 TON	1.5 TON	Takoma Park Elementary School / Main Building	Mechanical Room 345	McQuay	WVFC1019BEYLT04	E858364120	2010		
21	10150267	D3030	Heat Pump [HPU19]	Water Source, 5 TON	1.5 TON	Takoma Park Elementary School / Main Building	Mechanical Room 345	McQuay	WVFC1019BEYLT04	E858364130	2010		
22	10150206	D3030	Heat Pump [HPU2]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 127	McQuay	WVFC1024BEYRT04	E858364140	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10150326	D3030	Heat Pump [HPU20]	Water Source, 5 TON	1.5 TON	Takoma Park Elementary School / Main Building	Mechanical Room 345	McQuay	WVFC1019BEYLT01	E858364150	2010		
24	10150312	D3030	Heat Pump [HPU21]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 338	McQuay	WVFC1024BEYLT04	E858364160	2010		
25	10150282	D3030	Heat Pump [HPU22]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 338	McQuay	WVFC1024BEYRT04	E858364170	2010		
26	10150253	D3030	Heat Pump [HPU23]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 331	McQuay	WVFC1024BEYRT04	E858364180	2010		
27	10150181	D3030	Heat Pump [HPU24]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 329	McQuay	WVFC1024BEYRT04	E858364190	2010		
28	10150196	D3030	Heat Pump [HPU25]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 327	McQuay	WVFC1024BEYLT04	E858364200	2010		
29	10150182	D3030	Heat Pump [HPU26]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 327	McQuay	WVFC1024BEYRT04	E858364210	2010		
30	10150329	D3030	Heat Pump [HPU27]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 320	McQuay	WVFC1024BEYLT04	E858364220	2010		
31	10150179	D3030	Heat Pump [HPU28]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 320	McQuay	WVFC1024BEYRT04	E858364230	2010		
32	10150279	D3030	Heat Pump [HPU29]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 323	McQuay	WVFC1024BEYRT04	E858364240	2010		
33	10150275	D3030	Heat Pump [HPU3]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 127	McQuay	WVFC1024BEYLT04	E858364250	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10150286	D3030	Heat Pump [HPU4]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 122	McQuay	WVFC1024BEYLT04	E858364300	2010		
35	10150188	D3030	Heat Pump [HPU5]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 122	McQuay	WVFC1024BEYRT04	E858364310	2010		
36	10150320	D3030	Heat Pump [HPU6]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 112	McQuay	WVFC1024BEYLT04	E858364320	2010		
37	10150222	D3030	Heat Pump [HPU7]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 112	McQuay	WVFC1024BEYRT04	E858364330	2010		
38	10150174	D3030	Heat Pump [HPU8]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 108	McQuay	WVFC1024BEYLT04	E858364340	2010		
39	10150256	D3030	Heat Pump [HPU9]	Water Source, 5 TON	2 TON	Takoma Park Elementary School / Main Building	Mechanical Room 108	McQuay	WVFC1024BEYRT04	E858364350	2010		
40	10150168	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	Illegible	Takoma Park Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
41	10150204	D3030	Split System Ductless [DSS2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	Illegible	Takoma Park Elementary School / Main Building	Roof	Mitsubishi	Illegible	Illegible			
42	10150183	D3030	Split System Ductless [DSS3]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Takoma Park Elementary School / Main Building	Roof	Mitsubishi	PUYA18NHA3	Illegible			
43	10150314	D3030	Chilled Water	Chemical Feed Dosing System		Takoma Park Elementary School / Main Building	Mechanical Room 100F						
44	10150157	D3050	Pump	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	7.5 HP	Takoma Park Elementary School / Main Building	Chiller Room	Inaccessible	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10150201	D3050	Pump [CHWP1]	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	7.5 HP	Takoma Park Elementary School / Main Building	Chiller Room	Armstrong Air	Illegible	749873			
46	10150202	D3050	Pump [CWP1]	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	17.5 HP	Takoma Park Elementary School / Main Building	Chiller Room	Armstrong Air	3X25X104030	749814	2014		
47	10150255	D3050	Pump [CWP2]	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	7.5 HP	Takoma Park Elementary School / Main Building	Chiller Room	Armstrong Air	3X2.5X104030	749815	2015		
48	10150164	D3050	Pump [P1]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Armstrong Air	4X3X11.54030	641218	2012		
49	10150245	D3050	Pump [P2]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Armstrong Air	4X3X11.5	641219	2012		
50	10150307	D3050	Pump [P3]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Armstrong Air	4X3X154030	641221			
51	10150323	D3050	Pump [P4]	Distribution, HVAC Heating Water, 16 to 25 HP	20 HP	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Armstrong Air	4X3X11.54030	641220	2010		
52	10150200	D3050	Air Handler [ERU1]	Exterior AHU, 10001 to 15000 CFM	12,000 CFM	Takoma Park Elementary School / Main Building	Roof	Annexair	ERPE12FPFPDHWS	1474010210	2010		
53	10150210	D3050	Packaged Unit [CU1]	RTU, Pad or Roof-Mounted, 21 to 25 TON	25 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	RCS025DYYYYYY	FBOU140500451	2014		
54	10150321	D3050	Packaged Unit [DOAS2]	RTU, Pad or Roof-Mounted, 16 to 20 TON	20 TON	Takoma Park Elementary School / Main Building	Roof	AAON	RN02030E60E349	201406ENGP36810	2014		
55	10150300	D3050	Packaged Unit [RTU1]	RTU, Pad or Roof-Mounted, 13 to 15 TON	13 TON	Takoma Park Elementary School / Main Building	Roof	AAON	RN01330EB09	201002AKCK02341	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10150219	D3050	Packaged Unit [RTU2]	RTU, Pad or Roof-Mounted, 13 to 15 TON	15 TON	Takoma Park Elementary School / Main Building	Roof	Daikin	0AH015GDAM	FB0U140401474	2014		
57	10150280	D3050	Packaged Unit [RTU2]	RTU, Pad or Roof-Mounted, 3 TON	2 TON	Takoma Park Elementary School / Main Building	Roof	AAON	RM00230BA01	201002AMCB07331	2010		
58	10150250	D3050	Packaged Unit [RTU3]	RTU, Pad or Roof-Mounted, 3 TON	1.5 TON	Takoma Park Elementary School / Main Building	Roof	AAON	RN01890EA0242	Illegible	2014		
59	10150252	D3060	Axial Flow Fan	In-Line, 1 HP Motor, 3001 to 5000 CFM	4000 CFM	Takoma Park Elementary School / Main Building	Mechanical room	Peerless	245C	2410615			
60	10150298	D3060	Axial Flow Fan	In-Line, 5 HP Motor, 10001 to 20000 CFM	No dataplate	Takoma Park Elementary School / Main Building	Chiller Room	No dataplate	No dataplate	No dataplate			
61	10150310	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	Illegible	Takoma Park Elementary School / Main Building	Roof	Loren Cook	Illegible	Illegible			
62	10150324	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
63	10150327	D3060	Exhaust Fan [2]	Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
64	10150178	D3060	Exhaust Fan [5]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
65	10150234	D3060	Exhaust Fan [6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
66	10150272	D3060	Exhaust Fan [7]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10150161	D3060	Exhaust Fan [8]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	No dataplate	Takoma Park Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
68	10150217	D3060	Exhaust Fan [EF1]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	900 CFM	Takoma Park Elementary School / Main Building	Roof	Greenheck	CUBE1214X	136838651405	2014		
69	10150264	D3060	Exhaust Fan [EF4]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	100 CFM	Takoma Park Elementary School / Main Building	Roof	Loren Cook	100ACEM100C10DM	143SC938535001	2010		
70	10150158	D3060	Fan [EF6]	Centrifugal, 16" Diameter, 1001 to 2000 CFM	1600 CFM	Takoma Park Elementary School / Main Building	Mechanical Room 100F	Loren Cook	135SON1355ONB	143S093853	2010		
71	10150285	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Takoma Park Elementary School / Main Building	Commercial kitchen	Mars Air Systems	Standard 28	A79E28SL			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10150274	D4010	Backflow Preventer	Fire Suppression, 4 IN	4 IN	Takoma Park Elementary School / Main Building	Mechanical Room	Watts	757DC	KA0096	2009		
2	10150293	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Takoma Park Elementary School / Main Building	Commercial Kitchen						10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10150251	D5010	Generator	Gas or Gasoline, 85 to 100 KW	100 KW	Takoma Park Elementary School / Main Building	Electrical Room	Kohler	100RZG	2259091	2009		
2	10150215	D5010	Automatic Transfer Switch [ATS1]	ATS, 200 AMP	Inaccessible	Takoma Park Elementary School / Main Building	Electrical Room 100D	Kohler	Inaccessible	Inaccessible	2009		
3	10150270	D5010	Automatic Transfer Switch [ATS2]	ATS, 200 AMP	150 AMP	Takoma Park Elementary School / Main Building	Electrical Room 100D	Kohler	KCSDMWA0150S	K2259616	2009		
4	10150273	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Takoma Park Elementary School / Main Building	Electrical Room 100D	Square D	150T3H	3514917212017			
5	10150203	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Takoma Park Elementary School / Main Building	Electrical Room 100E	General Electric	QL	9T83C9434G03	2003		
6	10150302	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Takoma Park Elementary School / Main Building	Storage 100B	General Electric	QL	9T83C9144	2014		
7	10150284	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Takoma Park Elementary School / Main Building	Storage 100B	General Electric	QL	9T83C9144	2014		
8	10150328	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Takoma Park Elementary School / Main Building	Storage 100B	General Electric	QL	9T83C9144	2014		
9	10150287	D5020	Secondary Transformer	Dry, Stepdown, 75 KVA	75 KVA	Takoma Park Elementary School / Main Building	Storage 100B	General Electric	QL	9T83C9144	2014		
10	10150160	D5020	Switchboard	277/480 V, 2000 AMP	2000 AMP	Takoma Park Elementary School / Main Building	Mechanical Room 100F	General Electric	NA	NA			
11	10150218	D5020	Switchboard	277/480 V, 800 AMP	800 AMP	Takoma Park Elementary School / Main Building	Electrical Room 100D	Square D	PS2	44622351			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10150236	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXB7	AQF3424MTX			
13	10150266	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Commercial Kitchen	Square D	N00B	44822853			
14	10150232	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXT1B7	AQF3244JBX			
15	10150229	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Commercial Kitchen	Square D	N00B	44622853			
16	10150258	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXT1B7	AQF3244JBX			
17	10150216	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXT1B7	AQF3244JTX			
18	10150213	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXT1B7	AQF3244JTX			
19	10150212	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXB7	AQF3424MTX			
20	10150294	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXB7	AQF3424MBX			
21	10150318	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Corridors	General Electric	AXB7	AQF3424MBX			
22	10150170	D5020	Distribution Panel	120/208 V, 400 AMP	400 AMP	Takoma Park Elementary School / Main Building	Electrical Room 100D	Square D	NA	44622854G			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10150195	D5020	Distribution Panel	277/480 V, 800 AMP	800 AMP	Takoma Park Elementary School / Main Building	Electrical Room 100E	General Electric	NA	NA			
24	10150299	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Takoma Park Elementary School / Main Building	Gymnasium						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10150331	D7050	Fire Alarm Panel	Fully Addressable		Takoma Park Elementary School / Main Building	Office	Honeywell	NFS320	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10150290	E1030	Foodservice Equipment	Convection Oven, Double		Takoma Park Elementary School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate			
2	10150241	E1030	Foodservice Equipment	Dairy Cooler/Wells		Takoma Park Elementary School / Main Building	Commercial Kitchen	Delfield	KCFT60	1507150003700	2015		
3	10150166	E1030	Foodservice Equipment	Dairy Cooler/Wells		Takoma Park Elementary School / Main Building	Commercial Kitchen	Illegible	Illegible	Illegible			
4	10150281	E1030	Foodservice Equipment	Dairy Cooler/Wells		Takoma Park Elementary School / Main Building	Commercial Kitchen	Delfield	MARK7000400XLKW2	1507150003699	2015		
5	10150177	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Takoma Park Elementary School / Main Building	Commercial Kitchen	CaptiveAire	No dataplate	No dataplate			
6	10150226	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP	No dataplate	Takoma Park Elementary School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
7	10150268	E1030	Foodservice Equipment	Icemaker, Freestanding		Takoma Park Elementary School / Main Building	Commercial Kitchen	Manitowoc	QD0202A	980260151			
8	10150163	E1030	Foodservice Equipment	Sink, 2-Bowl		Takoma Park Elementary School / Main Building	Commercial Kitchen						
9	10150191	E1030	Foodservice Equipment	Sink, 3-Bowl		Takoma Park Elementary School / Main Building	Commercial Kitchen						
10	10150288	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Takoma Park Elementary School / Main Building	Roof	Trenton Refrigeration	TESA060L8HT3D8901	222203635	2022		
11	10150227	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Takoma Park Elementary School / Main Building	Roof	Copeland Corporation	FFAPA22ZTFC075	22LA1249U	2022		

