



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Waters Landing Elementary School
13100 Waters Landing Drive
Germantown, MD 20874

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 4, 2026

ON SITE DATE:

January 12 and 13, 2026

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	13100 Waters Landing Drive, Germantown, MD 20874
Site Developed	1988 Addition 2014 (11 classrooms)
Outside Occupants / Leased Spaces	The school reportedly has areas leased by outside organizations at various times
Date(s) of Visit	January 12 and 13, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	M. Deneise Hammond, Principal, 240-740-1020 Orinda Nelson, Assistant Principal, 240-740-1020 Micaela Hernandez, Building Service Manager, 301-640-1875
Assessment & Report Prepared By	Mark Chamberlain
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General Information

AssetCalc Link

Full dataset for this assessment can be found at:

<https://www.assetcalc.net/>



Campus Findings and Deficiencies

Historical Summary

The building was originally constructed in 1988, with addition in 2014, and with periodic updates reported over the years. The property is used as an elementary school. The property is located at the corner of Waters Landing Drive and Loebury Drive. The facility is reported to be consistently occupied and in use.

There are two prefabricated modular buildings on the southern side of the large parking lot. The portable buildings were reportedly dropped off in the summer of 2025, but have not been connected and therefore not in use.

Architectural

The building shows isolated evidence of deflection and movement. A structural study is recommended as detailed below under the building system summary. The exterior envelope systems and components were observed to be performing adequately; however, there are numerous areas that are either missing caulking or have deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. Additionally, the original windows have exceeded their EUL and show significant areas of wear, with some windows hard to open and close. Reportedly, some windows have had glazing panels fall out and temporary fixes made by the maintenance staff. Replacement of windows in the short term should be anticipated. Some roof leaks have reportedly occurred within the past year and have since been repaired. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years; however, isolated areas of suspect mold reported and observed in some classrooms and the adjacent hallway and recommend an environmental study be completed, as detailed below under the building system summary. In addition, there are some areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors of the building and is also included with the structural study. Typical lifecycle-based interior and exterior finish replacements are also budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied. The property underwent major HVAC upgrades in 2013-2014, including replacement rooftop packaged units, ductless split systems, boilers, chiller, FCU's, and unit ventilators, however, complaints of inconsistent heating and cooling of various areas in the building were reported. Some of the heating/cooling systems piping were also replaced during the HVAC upgrades, but additional pipe replacements over the reserve term should be anticipated. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed; however, the facility has had a history of sporadic plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing system will require repairs or partial replacement in the near term. Additionally, there were significant plumbing issues reported at the 1st grade wing (southwest side of building) since the sink drainage was not connected during original construction, which was discovered approximately two years ago and repair reportedly completed last year (2025).

The electrical systems and components were reported to provide generally adequate service. Based on the age of the original switchboards, panelboards, and transformers, replacement should be anticipated in the near term. Some electrical upgrades were completed during the additions, as well as in 2019, including installation of a new backup generator, automated transfer switches, panelboards, and some electrical transformers.

The facility is protected with a complete fire alarm and fire suppression systems throughout the building and appears to be adequate. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are also budgeted and anticipated.

The elevator was reportedly replaced in the summer of 2023, and was supposed to be ready for the first day of school, but they could not get it working until November and there were several handicapped students and staff in the building. Since then, it has been out of service multiple times and on two occasions the fire alarm system went off because of something wrong with the elevator. During our onsite FCA, no elevator issues occurred, and it is recommended that the property continue with routine maintenance and inspections of the elevator by a qualified elevator contractor over the reserve term.

There was a reported gas-line break that occurred in 2024 by the gas company when they were making a repair on the school property, which resulted in a gas smell throughout the building. There have been no issues since. No gas problems as of 1/5/26.

Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the ADA parking stalls and loading dock areas. The pedestrian walkways are concrete. The site is illuminated by pole lights and building exterior wall lights. The school property is equipped with play areas, including asphalt paved basketball courts, playgrounds, baseball/softball playfield and grass surfaced sports fields. Some site deficiencies were observed, including severe areas of alligator cracking and potholes in the parking areas and drive lanes, isolated areas of spalling and cracking concrete pavement at the loading dock areas, and isolated areas of spalling and cracking concrete sidewalks around the building. In addition, there were two pole lights reported and observed to be non-functional in the parking lot areas. A work order has reportedly been submitted to repair/replace the two pole lights. Repairs of the site deficiencies are included as immediate needs, along with continued routine maintenance and typical lifecycle replacements during the reserve term.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with accessibility, structural, environmental, and the mechanical systems.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

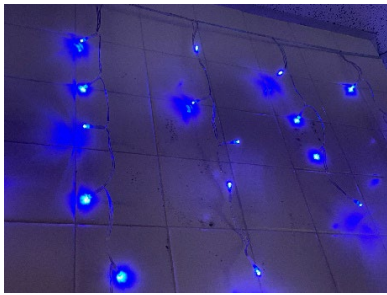
The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and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

The FCI Depleted Value of this school is 0.504600.

Immediate Needs

There are no immediate needs to report.

Key Findings



**Recommended Follow-up Study:
Environmental, Analysis of
Suspect Fungal Growth**

Environmental, Analysis of Suspect Fungal Growth
Main Building Waters Landing Elementary School Mold Study

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

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$3,500

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Areas of suspect mold growth were reported on ceiling tiles and some walls in classrooms 166, 167, 169, & 173, as well as in the adjacent hallway near these rooms. There have been multiple complaints from staff about poor air quality and suspect mold. Some mold cleanup and replacement of some ceiling tiles were reportedly completed; however, isolated areas of suspect mold observed in classroom 169 and 173 and ceiling tiles and walls. Based on the apparent suspect mold, the mold must be abated by a qualified mold remediation contractor. The cost to retain a consultant to conduct an extensive mold survey and to recommend clean-up methods and repairs is included in the cost tables. The cost for any possible subsequent repairs is not included. - AssetCALC ID: 10220758



Exterior Walls in Poor Condition.

any type, Repairs per Man-Day
Main Building Waters Landing Elementary School Loading Dock Area

Uniformat Code: B2010
Recommendation: **Repair in 2026**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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There are isolated areas of cracked brick/mortar joints at the exterior walls at the loading dock. - AssetCALC ID: 10220663



Exterior Walls in Poor Condition.

Brick/Masonry/Stone, Clean & Seal
Main Building Waters Landing Elementary School Building Exterior

Uniformat Code: B2010
Recommendation: **Maintain in 2026**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

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There is isolated areas of exterior moss staining. - AssetCALC ID: 10245103



Glazing in Poor Condition.

any type by SF
Main Building Waters Landing Elementary
School Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2027**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$224,400

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The original windows have exceeded their EUL and show significant areas of wear, with some windows hard to open and close. Reportedly, some windows have had some glazing panels fall out and temporary fixes made by the maintenance staff. - AssetCALC ID: 10220744



Sidewalk in Poor Condition.

any pavement type, Sectional Repairs (per
Man-Day)
Site Waters Landing Elementary School Site
General

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

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There are isolated areas of spalling and cracking concrete sidewalks around the building. - AssetCALC ID: 10220869



Parking Lots in Poor Condition.

Pavement, Asphalt
Site Waters Landing Elementary School Site
Parking Areas

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

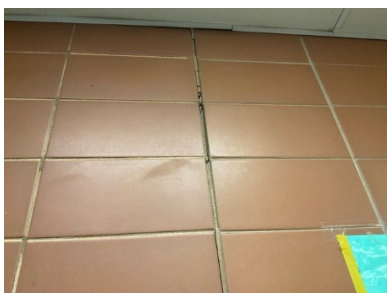
Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$8,800

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There are severe areas of alligator cracking and potholes in the parking areas and drive lanes. - AssetCALC ID: 10220784



Interior Wall Construction in Poor Condition.

Concrete Block (CMU)
Main Building Waters Landing Elementary
School Commercial Kitchen

Uniformat Code: C1010
Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$500

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There are isolated areas of cracked mortar joints at the glazed block walls in the commercial kitchen. - AssetCALC ID: 10237351



Parking Lots in Poor Condition.

Pavement, Concrete
 Site Waters Landing Elementary School Site
 Loading Dock Area

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

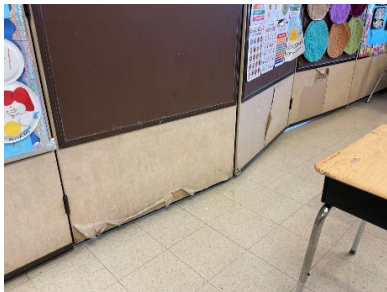
Priority Score: **84.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,200

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There are isolated areas of spalling and cracking concrete pavement at the loading dock area. - AssetCALC ID: 10220801



Movable Partition in Poor Condition.

Movable Partitions, Fabric 6' Height
 Main Building Waters Landing Elementary
 School Classrooms General

Uniformat Code: C1010
 Recommendation: **Replace in 2026**

Priority Score: **82.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$1,000

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The movable partition between classrooms 113 and 115 shows significant areas of deterioration and damage. - AssetCALC ID: 10220752



Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design
 Main Building Waters Landing Elementary
 School HVAC Study

Uniformat Code: P2030
 Recommendation: **Design in 2026**

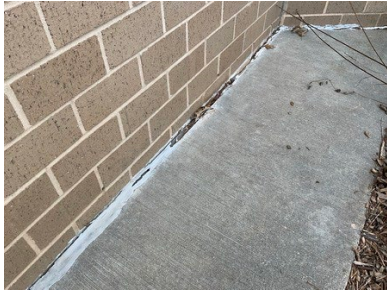
Priority Score: **81.9**

Plan Type:
 Performance/Integrity

Cost Estimate: \$7,000

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There are reported inconsistencies with proper heating & cooling various areas throughout the building, including in the kindergarten classroom wing, 3rd grade classroom wing, 2nd floor 4th grade classroom wing, and the wire room stays extremely hot. A professional engineer should be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing heating system equipment over the reserve term. - AssetCALC ID: 10220626



**Recommended Follow-up Study:
Structural, Superstructure**

Structural, Superstructure
Main Building Waters Landing Elementary
School Structural Study

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

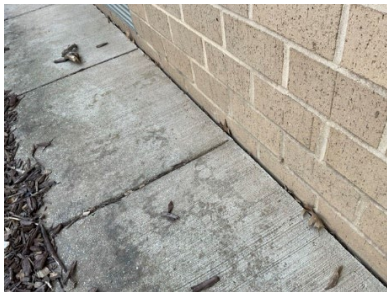
Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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There is isolated evidence of deflection and movement reported and observed, as there are areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors of the building, as well as some areas of cracked mortar joints at the glazed block walls in the commercial kitchen. In addition, there is concern with the foundation on the building front exterior: there are numerous areas that are either missing caulking or have deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. The cost of this study is included in the cost tables. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included. - AssetCALC ID: 10220831



Caulking in Poor Condition.

Joints, 1/2" to 1"
Main Building Waters Landing Elementary
School Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,100

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There is concern with the foundation on the building front exterior: there are numerous areas that are either missing caulking or have deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. - AssetCALC ID: 10237352



Flooring in Poor Condition.

Terrazzo
Main Building Waters Landing Elementary
School Hallways & Common Areas

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,500

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There are areas of cracked terrazzo flooring in the hallways on the 1st & 2nd floors of the building. - AssetCALC ID: 10220855



Flooring in Poor Condition.

any surface, w/ Paint or Sealant
Main Building Waters Landing Elementary
School Mechanical and Electrical Rooms

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2026**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

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There are significant areas of deteriorated painted floor finishes. - AssetCALC ID: 10220731



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Waters Landing Elementary
School ADA Study

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 10225562



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full
Reconfiguration
Main Building Waters Landing Elementary
School Staff Lounge

Uniformat Code: Y1060
Recommendation: **Renovate in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Staff Lounge Kitchen counter and sink ADA maneuverability - AssetCALC ID: 10220851



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Waters Landing Elementary
School Staff Lounge

Uniformat Code: Y1050
Recommendation: **Install in 2026**

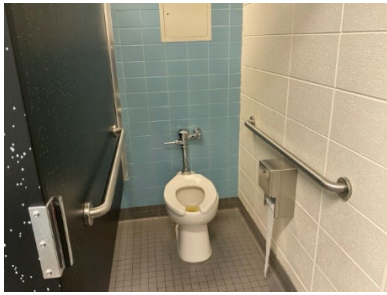
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

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Staff Lounge Kitchen sink missing pipe wrap - AssetCALC ID: 10220759



ADA Restrooms

Grab Bars & Blocking
Main Building Waters Landing Elementary
School Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,200

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ADA Restrooms - toilet partitions grab bars - AssetCALC ID: 10220721



ADA Entrances & Doors

Hardware, Lever Handle
Main Building Waters Landing Elementary
School Throughout Building

Uniformat Code: Y1030
Recommendation: **Install in 2026**

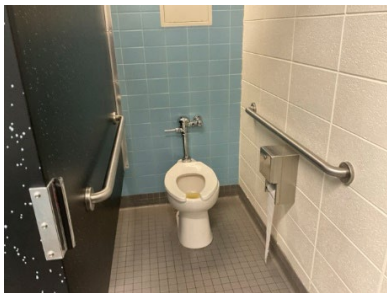
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$12,000

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Interior doors replace knob handle hardware with lever handles. - AssetCALC ID: 10220862



ADA Restrooms

Toilet Partitions, Location/Clearance
Main Building Waters Landing Elementary
School Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$3,200

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ADA Restrooms - toilet partitions clearance - AssetCALC ID: 10220820



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Waters Landing Elementary
School Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

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ADA restroom sinks have some missing pipe wraps - AssetCALC ID: 10220762



Playfield Surfaces

Rubber, Poured-in-Place
Site Waters Landing Elementary School Site
Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2029**

Priority Score: **55.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$115,700

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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: 10220679

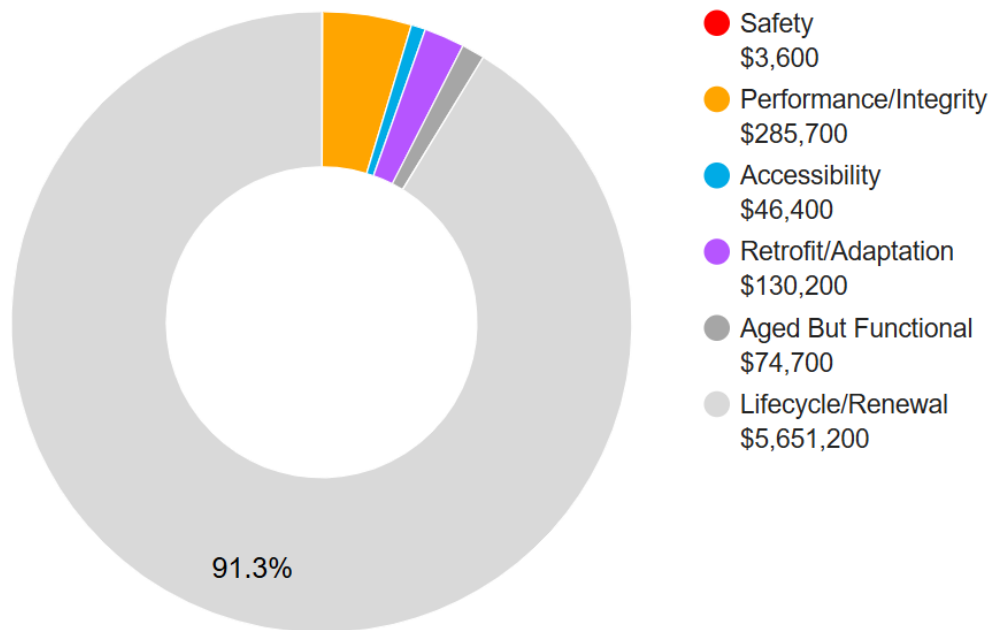


Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$6,191,800



2. Building Information



Main Building: Systems Summary

Address	13100 Waters Landing Drive, Germantown, MD 20874
GPS Coordinates	39.1885284, -77.2692585
Constructed/Renovated	1988 / 2014 addition
Building Area	101,352 SF
Number of Stories	2 above grade

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists/steel beams and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: CMU Tertiary Wall Finish: Metal siding Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with green roof finish Tertiary: Flat construction with single-ply EPDM membrane Quaternary: Asphalt shingles	Fair

Main Building: Systems Summary		
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile, unfinished Floors: Carpet, VCT, ceramic tile, quarry tile, terrazzo, sports wood floor, rubber tile, wood strip, painted concrete, unfinished concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Poor
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and chiller feeding hydronic fan coils, unit ventilators, baseboard radiators, and cabinet terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, incandescent Exterior Building-Mounted Lighting: LED, incandescent 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	--
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

Main Building: Systems Summary

<p>Additional Studies</p>	<p>There is isolated evidence of deflection and movement reported and observed, as there are areas of cracked terrazzo flooring in the hallways on the 1st and 2nd floors of the building, as well as some areas of cracked mortar joints at the glazed block walls in the commercial kitchen. In addition, there is concern with the foundation on the building front exterior: there are numerous areas that have missing or deteriorated caulking around the building exterior along the base of the building exterior walls/foundation. A Professional Engineer with specific expertise in structural design and construction in this geographical area must be retained to evaluate the structure and to provide remedial recommendations consistent with local regulatory and code requirements. The cost of this study is included in the cost tables. Although the estimated cost of repair cannot be accurately determined without the recommended study, a budgetary cost allowance to repair the affected elements is also included.</p> <p>Areas of suspect mold growth were reported on ceiling tiles and some walls in classrooms 166, 167, 169, & 173, as well as in the adjacent hallway near these rooms. There have been multiple complaints from staff about poor air quality and suspect mold. Some mold cleanup and replacement of some ceiling tiles were reportedly completed; however, isolated areas of suspect mold observed in classroom 169 and 173 and ceiling tiles and walls. Based on the apparent suspect mold, the mold must be abated by a qualified mold remediation contractor. The cost to retain a consultant to conduct an extensive mold survey and to recommend clean-up methods and repairs is included in the cost tables. The cost for any possible subsequent repairs is not included.</p> <p>There are reported inconsistencies with proper heating & cooling various areas throughout the building, including in the kindergarten classroom wing, 3rd grade classroom wing, 2nd floor 4th grade classroom wing, and the wire room stays extremely hot. A professional engineer should be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing heating system equipment over the reserve term.</p>
<p>Areas Observed</p>	<p>Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.</p>
<p>Key Spaces Not Observed</p>	<p>All key areas of the facility were accessible and observed.</p>

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	-	-	-	-	\$17,100	\$17,100
Facade	-	\$244,500	-	\$157,500	\$228,900	\$630,900
Roofing	-	-	-	\$342,000	\$934,800	\$1,276,800
Interiors	-	\$11,300	-	\$914,800	\$1,499,600	\$2,425,600
Conveying	-	-	-	-	\$35,800	\$35,800
Plumbing	-	-	\$201,100	\$65,700	\$422,200	\$689,100
HVAC	-	-	\$62,100	\$862,700	\$1,079,600	\$2,004,400
Fire Protection	-	-	-	-	\$182,700	\$182,700
Electrical	-	-	-	\$1,135,100	\$213,900	\$1,349,000
Fire Alarm & Electronic Systems	-	-	\$724,200	\$413,600	\$1,654,200	\$2,792,000
Equipment & Furnishings	-	-	\$11,500	\$418,800	\$491,300	\$921,600
Site Development	-	-	-	\$5,800	-	\$5,800
Follow-up Studies	-	\$21,100	-	-	-	\$21,100
Accessibility	-	\$46,400	-	-	-	\$46,400
TOTALS (3% inflation)	-	\$323,400	\$998,900	\$4,316,000	\$6,760,000	\$12,398,300

3. Site Summary



Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	100 total spaces all in open lots; 5 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Building-mounted and Property entrance signage; chain link and brick wall fencing Dumpsters set on asphalt pavement at service drive area Playgrounds and sports fields and courts with player benches and fencing Heavily furnished with park benches, picnic tables, trash receptacles, bike racks	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and timber retaining walls Low to moderate site slopes, with severe site slopes on the southern side of the school and play area	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair

Site Information	
Ancillary Structures	Prefabricated modular buildings (on the property; not hooked up yet and therefore not currently in use) --
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
Facade	-	-	\$1,300	-	-	\$1,300
HVAC	-	-	-	-	\$15,900	\$15,900
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	-	\$12,400	\$26,000	\$278,700	\$217,200	\$534,300
Site Development	-	-	\$138,100	\$75,300	\$158,800	\$372,100
Site Utilities	-	-	-	\$21,900	-	\$21,900
TOTALS (3% inflation)	-	\$12,400	\$165,300	\$375,900	\$391,900	\$945,500

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1988 / 2014	No	No
School Building	1988 / 2014	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 Waters Landing Elementary School, 13100 Waters Landing Drive, Germantown, MD 20874, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

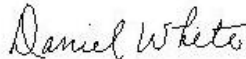
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



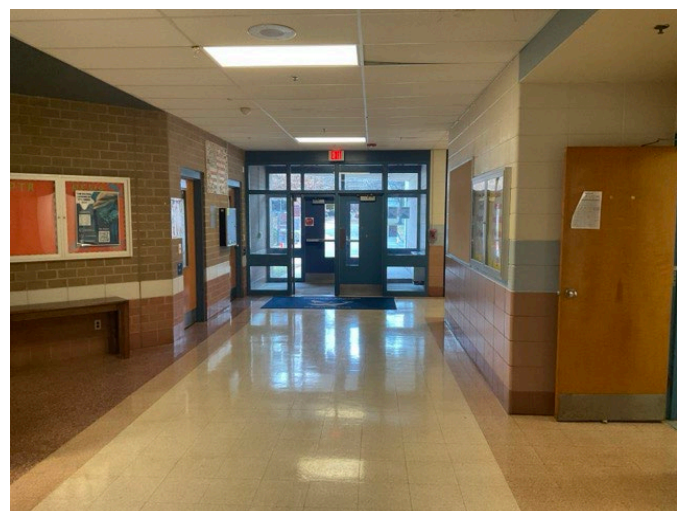
3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF



6 - LOBBY

Photographic Overview



7 - OFFICE AREA



8 - CONFERENCE ROOM



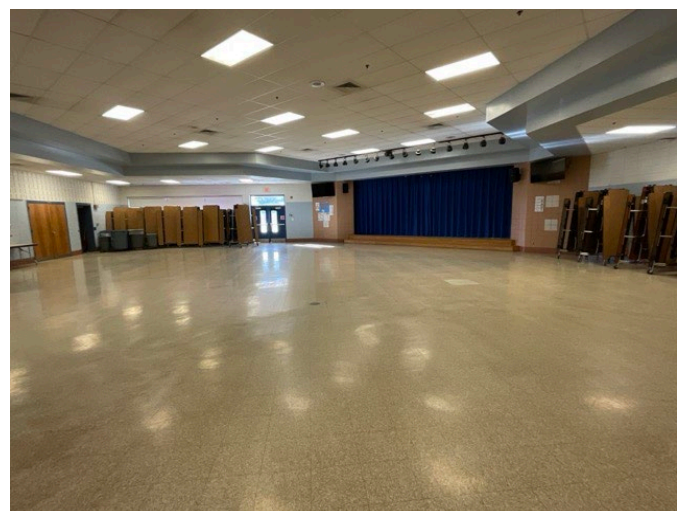
9 - HEALTH CENTER



10 - MEDIA CENTER



11 - GYMNASIUM



12 - MULTI-PURPOSE ROOM

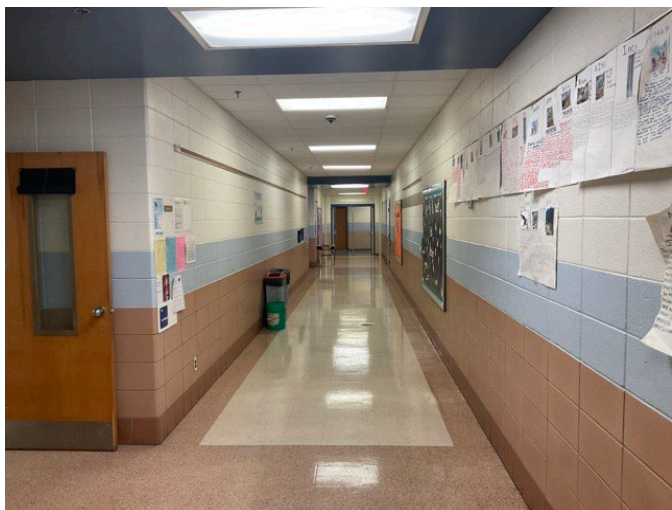
Photographic Overview



13 - COMMERCIAL KITCHEN



14 - STAFF LOUNGE



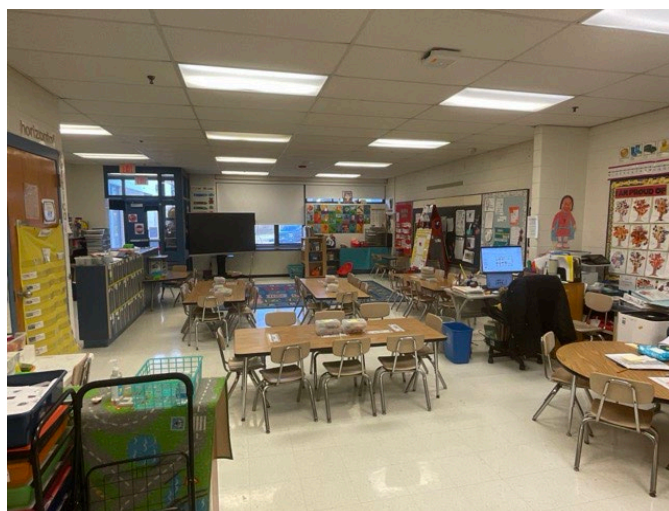
15 - TYPICAL HALLWAY



16 - TYPICAL CLASSROOM



17 - PRE-K CLASSROOM



18 - KINDERGARTEN CLASSROOM

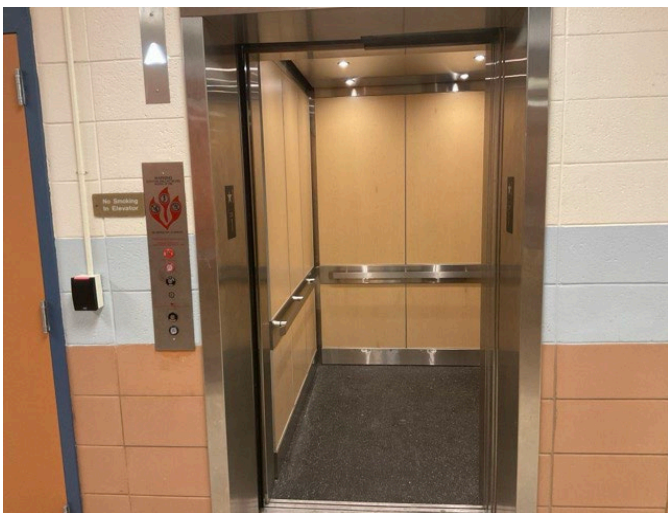
Photographic Overview



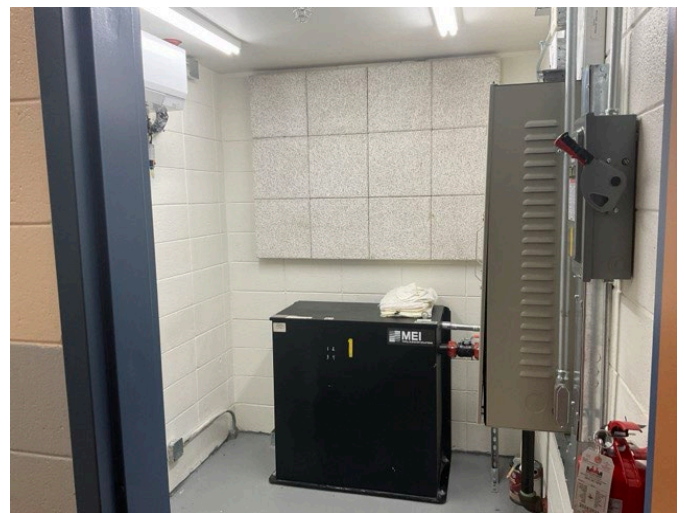
19 - MUSIC CLASSROOM



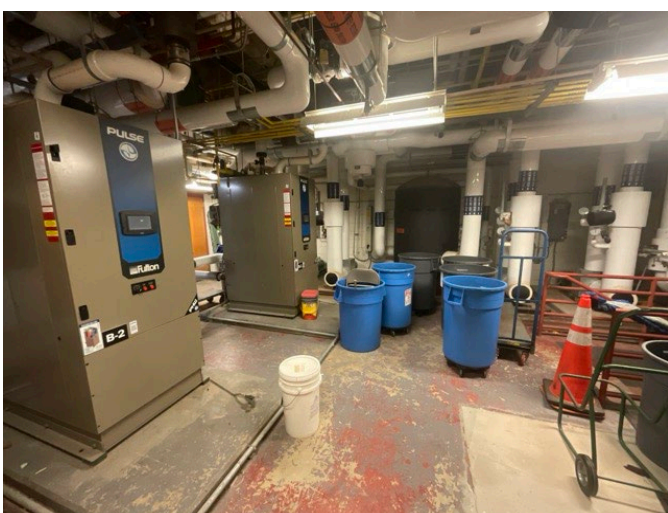
20 - ART CLASSROOM



21 - ELEVATOR CAB



22 - ELEVATOR MACHINE ROOM



23 - MECHANICAL ROOM



24 - WATER HEATER

Photographic Overview



25 - BOILERS



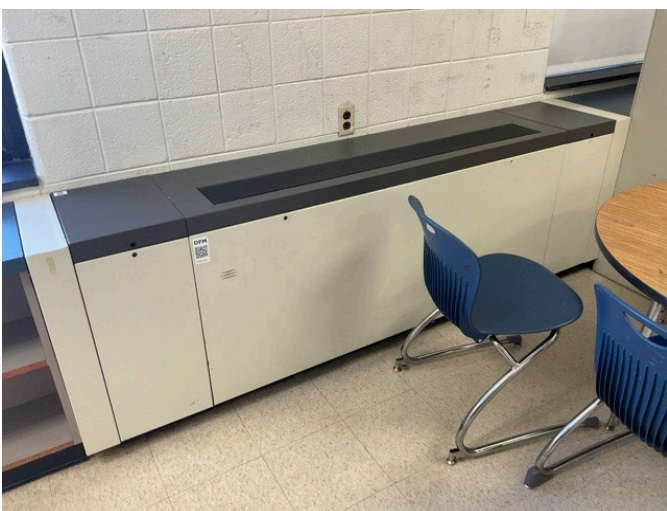
26 - MECHANICAL CLOSET (2ND GRADE WING)



27 - CHILLER



28 - PACKAGED UNIT



29 - UNIT VENTILATOR



30 - SPLIT SYSTEM DUCTLESS

Photographic Overview



31 - FIRE SUPPRESSION SYSTEM



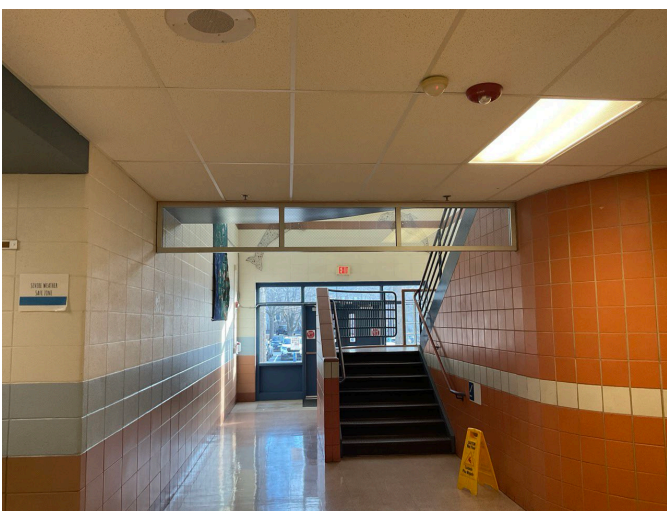
32 - ELECTRICAL ROOM



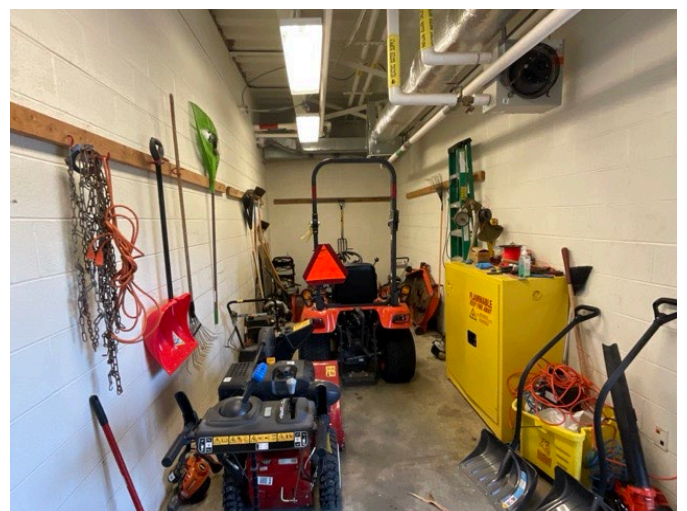
33 - GENERATOR



34 - FIRE ALARM PANEL

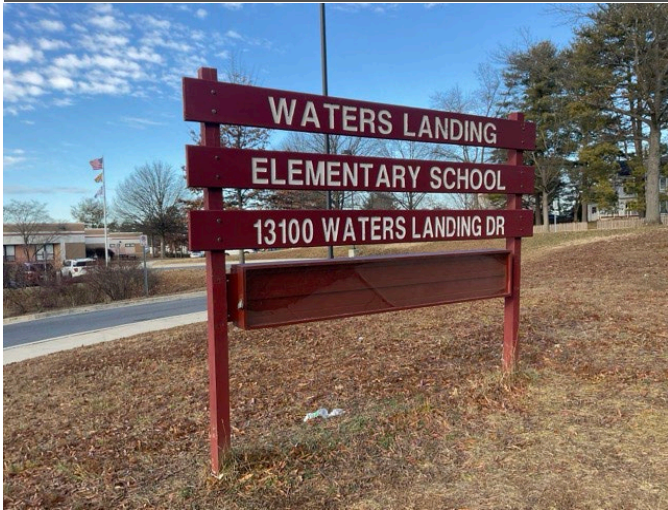


35 - FIRE ALARM SYSTEM



36 - LAWN EQUIPMENT ROOM

Photographic Overview



1 - PROPERTY SIGNAGE



2 - PARKING AREA



3 - SIDEWALK



4 - PLAYGROUND



5 - OVERVIEW OF SPORTS FIELD



6 - BASKETBALL COURTS

Appendix B:

Site Plan(s)

Site Plan



Google Earth

Image Landsat / Copernicus



Project Number

172559.25R000-125.354

Source

Google Earth

Project Name

Waters Landing Elementary School

On-Site Date

January 12 and 13, 2026



Appendix C: Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Waters Landing Elementary School
Name of person completing form: Ms. Orinda Nelson & Mrs. Micaela Hernandez
Title / Association with property: Assistant Principal / Building Services Manager
Length of time associated w/ property: 4 years / 2.5 years
Date Completed: January 5, 2026
Phone Number: 240-740-1020
Method of Completion: PRIOR: fully completed by client in advance

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

Data Overview		Response		
1	Year/s constructed / renovated	1988, Addition 2014		
2	Building size in SF	102,615 sq. ft.		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	?	
		Roof	?	
		Interiors	?	
		HVAC	?	
		Electrical	?	
		Site Pavement	?	
		Accessibility	?	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	We are a growing school. We currently have 749 students and we are projected to be at 780 next school year. There are 2 modular classrooms that have yet to be connected, that are sitting on our property next to the parking lot.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Constant problems with HVAC. No repairs or replacement scheduled.		

Question		Response
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	<p>Constant problems with HVAC: in the addition, classrooms are either freezing cold (46 degrees) or boiling hot (98 degrees) depending on the latest "repair", the entire building does not maintain consistent temperatures. The wire room is hotter than recommended.</p> <p>Plumbing: leaks occur in multiple areas of the building. Ceiling tiles that are stained get replaced but the leak continues. In summer 2024, there was a leak on the second floor that was so powerful it flooded the 2nd Grade wing and the main hallway on the first floor. The plumber said it would cost \$20,000 if an outside company handled the flooding.</p> <p>Elevator: We were given a new elevator summer of 2023 (not requested). It was supposed to be ready for the first day of school but they couldn't get it working until November and we have several handicapped students and staff in the building. Since then, it has been out of service multiple times.</p> <p>Windows: Our windows are old and over the past 4 years they have been falling out of the wall and shattering. A maintenance person came to install plastic panels over the frames to keep them in place. The windows with these panels can no longer be opened.</p> <p>Water: The water comes out of the pipes a white color then will become clear over time.</p>

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")						
Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?	X				Please check the foundation around the outside of the building in the front of the school
8	Are there any wall, window, basement or roof leaks?	X				We cannot locate the source of the leaks, but there have been many
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality or mold related complaints from occupants?	X				<p>Mold: There has been mold on ceiling tiles in 166, 167, 173, and the hallway near those rooms.</p> <p>There have been multiple complaints from staff about poor air quality and finding mold on ceiling tiles. Since the addition was built, 14 staff members who worked in those classrooms have been diagnosed with cancer.</p>
10	Are your elevators unreliable, with frequent service calls?	X				Twice our fire alarm system went off because of something wrong with the elevator
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	X				Most of the problems are due to children purposely clogging the toilets and urinals but the water leaks are not child related.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	X				<p>Our A/C units have caused some of the water leaks.</p> <p>In 2024, the gas company was making a repair on our property and broke a pipe causing the smell of gas to move through the building. We have not had any issues since. No gas problems as of 1/5/26.</p>
13	Are any areas of the facility inadequately heated, cooled or ventilated? Any poorly insulated areas?	X				See Question 6 for A/C problems
14	Is the electrical service outdated, undersized, or otherwise problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?					A work order has been submitted to repair/replace 2 lights in the front of the school

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	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		There was a significant plumbing issue with the 1 st Grade wing (modular addition). The pipes for the sink drainage were never installed during construction, so the water was draining into the soil under the building for about 20 years. This problem was discovered 2 years ago and the repair occurred last year. However, the repair was done without notifying anyone at Waters Landing. So, we were unable to ask any questions. We assume the job was completed.
18	ADA: Has an accessibility study been performed at the site? If so, indicate when.		X			
19	ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?					
20	ADA: Have there been regular complaints about accessibility issues, or associated previous or pending litigation?					We have not had complaints about the building except when the elevator is broken. However, we do not have sufficient handicapped parking spaces.

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Waters Landing Elementary School

BV Project Number: 172559.25R000-125.354

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

Abbreviated Accessibility Checklist

Parking



2ND AREA OF ACCESSIBLE PARKING



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



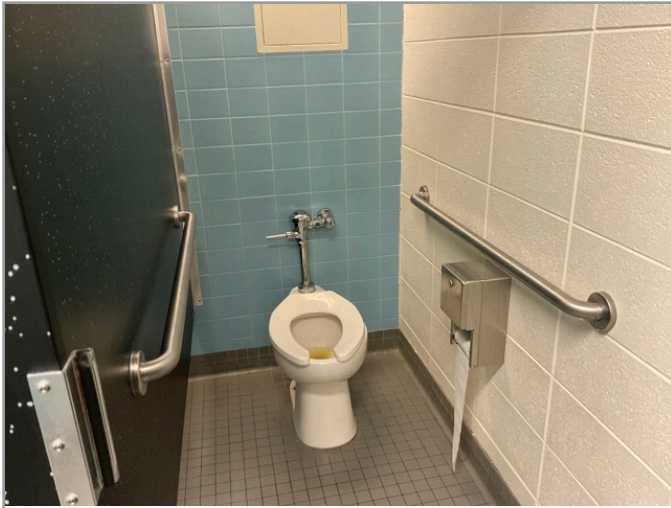
IN-CAB CONTROLS

	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 ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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

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

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Waters Landing 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	66,560 SF	39	10220792
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	101,352 SF	39	10220887
B1080	Stairwells	Fair	Stair Treads, Raised Rubber Tile	1,200 SF	12	10220804
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	600 SF	1	10245103
B2010	Building Exterior	Fair	Caulking, Joints, 1/2" to 1"	2,000 LF	6	10220874
B2010	Roof	Good	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	500 SF	30	10220739
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,400 SF	30	10220685
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,500 SF	10	10237383
B2010	Loading Dock Area	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	1	10220663
B2010	Building Exterior	Poor	Caulking, Joints, 1/2" to 1"	680 LF	1	10237352
B2010	Roof	Fair	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment	630 SF	16	10220798
B2020	Hallways & Common Areas	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	3	10	10220680
B2020	Building Exterior	Good	Glazing, any type by SF	1,904 SF	20	10220907
B2020	Building Exterior	Poor	Glazing, any type by SF	4,080 SF	2	10220744
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	17	7	10220733
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	16	30	10220821
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	7	10220868
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	10220845
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	1,200 SF	19	10220837
B3010	Tertiary Roof	Fair	Roofing, Single-Ply Membrane, EPDM	4,400 SF	6	10220741

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	Secondary Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	14,100 SF	10	10220686
B3010	Primary Roof	Fair	Roofing, Built-Up	46,860 SF	11	10220765
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	5	16	10220767
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	8	26	10220822
B3060	Roof	Fair	Roof Hatch, Metal	1	20	10220789
B3060	Roof	Fair	Roof Hatch, Metal	1	20	10220863
Interiors						
C1010	Classrooms General	Poor	Movable Partition, Movable Partitions, Fabric 6' Height	200 SF	1	10220752
C1010	Commercial Kitchen	Poor	Interior Wall Construction, Concrete Block (CMU), Repair	25 SF	1	10237351
C1010	Conference Room	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	100 SF	8	10220797
C1010	Classrooms General (1st & 2nd floors)	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	400 SF	10	10220884
C1020	Throughout Building	Good	Interior Glazing, any type by SF	800 SF	24	10220881
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	80	7	10220654
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	80	7	10220723
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	18	11	10220675
C1030	Lobby	Fair	Interior Door, Steel, w/ Extensive Glazing	2	19	10220896
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	86,352 SF	15	10220832
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	42	14	10220823
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	360 SF	14	10220892
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	2,000 SF	26	10220781
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	132,450 SF	7	10220872
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,500 SF	14	10220897
C2030	Hallways & Common Areas	Poor	Flooring, Terrazzo, Repair	300 SF	1	10220855
C2030	Gymnasium	Good	Flooring, Maple Sports Floor, Refinish	5,000 SF	10	10220903

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Hallways & Common Areas	Fair	Flooring, Terrazzo	8,000 SF	14	10220857
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,500 SF	20	10220783
C2030	Throughout Original Building	Fair	Flooring, Vinyl Tile (VCT)	24,926 SF	8	10220812
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Tile	3,200 SF	6	10220694
C2030	Mechanical and Electrical Rooms	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,300 SF	1	10220731
C2030	Stage stairs	Fair	Flooring, Wood, Strip, Refinish	100 SF	6	10225107
C2030	Throughout Original Building	Fair	Flooring, Vinyl Tile (VCT)	24,926 SF	7	10248903
C2030	Throughout Additions	Good	Flooring, Vinyl Tile (VCT)	27,500 SF	12	10220777
C2050	Throughout Building	Good	Ceiling Finishes, any flat surface, Prep & Paint	8,500 SF	8	10220882
Conveying						
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, High-End	1	18	10220700
D1010	Elevator Machine Room 151	Good	Passenger Elevator, Hydraulic, 2 Floors, 3000 LB, Renovate	1	28	10220683
D1010	Elevator Machine Room 151	Good	Elevator Controls, Automatic, 1 Car	1	18	10220630
Plumbing						
D2010	Mechanical Closet (classroom 174)	Fair	Water Heater, Gas, Commercial (125 MBH), 60 GAL	1	10	10220802
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	6	10220676
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	13	10220703
D2010	Utility Room 132	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	10	10220860
D2010	Restrooms	Good	Toilet, Commercial Water Closet	51	20	10220902
D2010	Mechanical Room 157C	Fair	Water Filter, Industrial Up-Flow, 30 GPM	1	15	10220722
D2010	Mechanical Room 157C	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL	1	6	10220909
D2010	Restrooms (Building Services & Gym)	Fair	Shower, Ceramic Tile	2	16	10220748
D2010	Mechanical Room 157C	Fair	Pump, Circulation, Domestic Water, 0.5 HP	1	5	10220794
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	6	10220791

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Mechanical Room 157C	Fair	Water Filter, Industrial Up-Flow, 30 GPM	1	15	10220671
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,000 SF	4	10220695
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	63	20	10220698
D2010	Restrooms	Fair	Toilet, Residential Water Closet	10	16	10220678
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	11	10220757
D2010	Sprinkler Room 2	Fair	Backflow Preventer, Domestic Water, 4 IN	1	20	10220760
D2010	Restrooms	Good	Urinal, Standard	15	20	10220687
D2020	Trash Room	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	12	10220693
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	8	10220746
HVAC						
D3020	Lawn equipment room	Fair	Unit Heater, Hydronic, 50 MBH	1	10	10220633
D3020	Mechanical Room 157C	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	20	10220866
D3020	Mechanical Room 157C	Fair	Unit Heater, Hydronic, 50 MBH [UH-2]	1	10	10220849
D3020	Mechanical Room 157C	Fair	Boiler, Gas, HVAC, 1400 MBH [B-2]	1	19	10220769
D3020	Mechanical Room 157C	Fair	Boiler Supplemental Components, Expansion Tank, 20 GAL [ET-1]	1	30	10220842
D3020	Mechanical Room 157C	Fair	Boiler Supplemental Components, Expansion Tank, 200 GAL [ET-2]	1	30	10220843
D3020	Hallways & Common Areas	Fair	Radiator, Hydronic, Baseboard (per LF)	120 LF	20	10220806
D3020	Mechanical Room 157C	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	20	10220717
D3020	Mechanical Room 157C	Fair	Boiler Supplemental Components, Expansion Tank, 500 GAL [BT-1]	1	30	10220764
D3020	Mechanical Room 157C	Fair	Boiler, Gas, HVAC, 1400 MBH [B-1]	1	19	10220873
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [HP-5]	1	13	10220877
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 TON [DSSC-7]	1	5	10220646
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 TON [DSSC-3]	1	5	10220681
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2 TON [DSSC-6]	1	5	10220763

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 TON [DSSC-4]	1	5	10220655
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON [DSSC-2]	1	5	10220640
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1 TON [DSSC-1]	1	5	10220673
D3030	Building Exterior	Fair	Chiller, Air-Cooled, 130 TON	1	15	10220846
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton, 1200 CFM	26	10	10220712
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 25 TON [RTU-5]	1	10	10220706
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	50,767 SF	16	10220805
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 6 TON [RTU-6]	1	10	10220718
D3050	Mechanical Closet 7	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-7]	1	10	10220627
D3050	Mechanical Closet 217	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-15]	1	10	10220651
D3050	Mechanical Closet 171	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-2]	1	10	10220787
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Heating Water, 10 HP [P-2A]	1	15	10220708
D3050	Mechanical Closet 175	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-4]	1	10	10220890
D3050	Mechanical Closet (2nd floor hallway addition)	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-11]	1	10	10220841
D3050	Mechanical Closet 133	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-5]	1	10	10220871
D3050	Mechanical Room 157C	Fair	Supplemental Components, Air Separator, HVAC, 8 IN [AS-2]	1	5	10220906
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP [P-3B]	1	15	10220657
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 16 TON [ERU-2]	1	10	10220779
D3050	Stairwells (addition)	Fair	Fan Coil Unit, Hydronic Terminal, 1200 CFM	4	10	10220795
D3050	Stairs & Exterior Doors	Fair	Fan Coil Unit, Hydronic Terminal, 400 CFM	4	10	10220827
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-1A]	1	15	10220856
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP [P-3A]	1	15	10220830
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Heating Water, 1 HP [P-4]	1	5	10220665
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-1B]	1	15	10220658

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 6 TON [RTU-2]	1	10	10220745
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 6 TON [ERU-3]	1	10	10220796
D3050	Mechanical Closet 175	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-3]	1	10	10220799
D3050	Office Areas	Fair	Fan Coil Unit, Hydronic Terminal, 400 CFM	6	10	10220666
D3050	Mechanical Room 157C	Fair	Supplemental Components, Air Separator, HVAC, 8 IN [AS-1]	1	5	10220894
D3050	Mechanical Room 2 (2nd Floor Hallway)	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [HV-1]	1	15	10220672
D3050	Mechanical Closet (2nd floor hallway addition)	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-12]	1	10	10220774
D3050	Mechanical Closet (2nd floor hallway addition)	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-10]	1	10	10220732
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	25,400 SF	6	10220719
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 7 TON [ERU-1]	1	10	10220720
D3050	Mechanical Closet 133	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-6]	1	10	10220835
D3050	Roof	Fair	HVAC System, Ductwork, Low Density	1,200 SF	20	10220899
D3050	Mechanical Closet 217	Fair	Fan Coil Unit, Hydronic Terminal, 600 CFM [BCU-14]	1	10	10220854
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Heating Water, 1 HP [P-5]	1	5	10220690
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 7 TON [RTU-1]	1	10	10220692
D3050	Mechanical Closet 117A	Fair	Fan Coil Unit, Hydronic Terminal, 600 CFM [BCU-9]	1	10	10220689
D3050	Mechanical Closet (2nd floor hallway addition)	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-13]	1	10	10220771
D3050	Mechanical Room 157C	Fair	Pump, Distribution, HVAC Heating Water, 10 HP [P-2B]	1	15	10220788
D3050	Classrooms General (2nd floor)	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM	6	10	10220768
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 11 TON [RTU-3]	1	10	10220819
D3050	Mechanical Closet 117A	Fair	Fan Coil Unit, Hydronic Terminal, 600 CFM [BCU-8]	1	10	10220730
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 7 TON [RTU-4]	1	10	10220641

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Mechanical Closet 171	Fair	Fan Coil Unit, Hydronic Terminal, 800 CFM [BCU-1]	1	10	10220883
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-10]	1	15	10220815
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-19]	1	15	10220661
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-3]	1	15	10220778
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	6	10220825
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-18]	1	15	10220649
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-21]	1	15	10220807
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM [EF-23]	1	15	10220885
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-22]	1	15	10220782
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	6	10220853
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM [GV1-2]	1	15	10220668
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-15]	1	15	10220905
D3060	Mechanical Room 157C	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM	1	6	10220684
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-1]	1	15	10220667
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 1000 CFM [EF-4]	1	15	10220677
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM	1	8	10220707
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	8	10220713
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	6	10220750
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM [GV-1-2]	1	15	10220793
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-2]	1	15	10220839
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-9]	1	15	10220743
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM	1	8	10220669
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-14]	1	15	10220803
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-20]	1	15	10220755

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	8	10220780
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	8	10220704
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM [EF-25]	1	15	10220710
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 1000 CFM [EF-6]	1	15	10220861
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	8	10220895
D3060	Commercial Kitchen Walk-In	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	13	10220867
D3060	Roof	Fair	Fan, Centrifugal, 12" Diameter, 1000 CFM [EF-5]	1	15	10220725
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [EF-8]	1	15	10220826
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	6	10220754
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	6	10220756
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-11]	1	15	10220701
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 275 CFM [EF-17]	1	15	10220889
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	101,352 SF	15	10220709
D4010	Sprinkler Room 2	Fair	Supplemental Components, Fire Riser, Wet, 4 IN [Riser 2]	1	30	10220729
D4010	Sprinkler Room 2	Fair	Supplemental Components, Fire Riser, Wet, 4 IN [Riser 3]	1	30	10220734
D4010	Sprinkler Room 2	Fair	Backflow Preventer, Fire Suppression, 4 INCH	1	20	10220639
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double, 3 IN	1	16	10220728
D4010	Sprinkler Room 2	Fair	Supplemental Components, Fire Riser, Wet, 4 IN [Riser 1]	1	30	10220813
Electrical						
D5010	Electrical Room 157D	Good	Automatic Transfer Switch, ATS, 200 AMP [NON-LIFE SAFETY TRANSFORMER]	1	20	10220727
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 100 KW	1	20	10220834
D5010	Electrical Room 157D	Good	Automatic Transfer Switch, ATS, 200 AMP [LIFE SAFETY TRANSFORMER]	1	20	10220638
D5020	Mechanical Room 157C	Fair	Distribution Panel, 277/480 V, 800 AMP [PANEL BR]	1	6	10220635

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room 157D	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [NON-LIFE SAFETY TRANSFORMER]	1	25	10220776
D5020	Electrical Room 157D	Fair	Switchboard, 277/480 V, 2000 AMP [MAIN]	1	6	10220824
D5020	Electrical Room 157D	Good	Secondary Transformer, Dry, Stepdown, 30 KVA [LIFE SAFETY TRANSFORMER]	1	25	10220836
D5020	Electrical Room 157D	Fair	Switchboard, 120/208 V, 1600 AMP	1	6	10220705
D5020	Electrical Room 157D	Fair	Secondary Transformer, Dry, Stepdown, 500 KVA	1	6	10220699
D5030	Mechanical Room 157C	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-3]	1	10	10220800
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	77,560 SF	9	10220747
D5030	Mechanical Room 157C	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-1]	1	10	10220697
D5030	Mechanical Room 157C	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-2]	1	10	10220628
D5030	Mechanical Room 157C	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-4]	1	10	10220682
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 100 WATT	5	17	10220852
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	40 SF	6	10220629
D5040	Gymnasium	Good	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 400 W	24	20	10220811
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement, 400 WATT	28	16	10220864
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	96,352 SF	10	10220738
Fire Alarm & Electronic Systems						
D6030	Stage	Good	Sound System, Theater/Auditorium	2,000 SF	20	10220838
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	101,352 SF	11	10220643
D6060	Office Areas	Fair	Intercom/Public Address Component, Master Station	1	6	10220809
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	101,352 SF	12	10220879
D7050	Building Services Office	Fair	Fire Alarm Panel, Fully Addressable	1	5	10220814
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	101,352 SF	10	10220773
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	5	10220848

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	101,352 SF	5	10220790
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In [REFRIGERATOR 2]	1	13	10220772
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	8	10220786
E1030	Commercial Kitchen Walk-In	Fair	Foodservice Equipment, Walk-In, Evaporator for Freezer	1	8	10220898
E1030	Commercial Kitchen Walk-In	Fair	Foodservice Equipment, Walk-In, Freezer	1	13	10220850
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	3	10220715
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10220908
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10220736
E1030	Trash Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	8	10220891
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10220656
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10220833
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Freezer	1	8	10220659
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10220631
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In [REFRIGERATOR 1]	1	7	10220742
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	10220888
E1040	Hallways & Common Areas	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	8	10220775
E1060	Staff Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	10220637
E1060	Health Center	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	10220893
E1070	Gymnasium	Good	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	20	10220636
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	200 SF	7	10220859
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	170 LF	17	10220660
E2010	Classrooms General	Good	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	17	17	10237242
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	46	8	10220647

Component Condition Report | Waters Landing Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Health Center	Fair	Casework, Cabinetry, Standard	12 LF	10	10220644
E2010	Classrooms General	Fair	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top	29	9	10220785
E2010	Staff Lounge	Good	Casework, Cabinetry, Standard	12 LF	16	10220674
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	290 LF	9	10220652

Sitework

G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	29	10	10220880
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Follow-up Studies

P2030	Mold Study	NA	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	1	1	10220758
P2030	Structural Study	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	1	10220831
P2030	HVAC Study	Poor	Engineering Study, Mechanical, General Design, Design	1	1	10220626

Accessibility

Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	40	1	10220862
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	1	10220762
Y1050	Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	4	1	10220820
Y1050	Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Install	4	1	10220721
Y1050	Staff Lounge	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	1	10220759
Y1060	Staff Lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	1	10220851
Y1090	ADA Study	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	10225562

Component Condition Report | Waters Landing Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Site General	Fair	Site Masonry Fence, Brick/Masonry/Stone, Clean & Seal	600 SF	4	10242441

HVAC

Component Condition Report | Waters Landing Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Site General (modular buildings)	NA	Heat Pump, Packaged & Wall-Mounted, 3 TON	2	20	10220847
Special Construction & Demo						
F1020	Site General (modular buildings)	NA	Ancillary Building, Classroom/Office Module, Basic/Portable	2 SF	25	10220816
Pedestrian Plazas & Walkways						
G2020	Site Loading Dock Area	Poor	Parking Lots, Pavement, Concrete, Repair	60 SF	1	10220801
G2020	Site Loading Dock Area	Fair	Parking Lots, Pavement, Concrete	600 SF	14	10242571
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,600 SF	1	10220784
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	52,850 SF	10	10233721
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	52,850 SF	3	10220670
G2020	Site ADA Parking Area	Fair	Parking Lots, Pavement, Concrete	800 SF	14	10220653
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	1	10220869
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	8,500 SF	16	10220735
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	4	15	10220844
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	10	10220696
G2050	Site Sports Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	10220810
G2050	Site Sports Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	9	10220691
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	15,560 SF	15	10233722
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	4,450 SF	4	10220679
G2050	Site Sports Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	15,560 SF	4	10220878
G2050	Site Sports Field	Good	Sports Apparatus, Player Benches, 12' Length	4	11	10220808
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	10220662
G2050	Site Sports Field	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	9	10220900
Sitework						
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	440 LF	21	10220716

Component Condition Report | Waters Landing Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site General	Fair	Signage, Property, Pole-Mounted, Replace/Install	2	11	10220751
G2060	Site Playground Areas	Fair	Recycle Receptacle, Medium-Duty Metal or Precast	1	11	10220828
G2060	Site General	Fair	Trash/Recycle Receptacle, Medium-Duty Metal or Precast	2	11	10220865
G2060	Site General	Good	Retaining Wall, Concrete Cast-in-Place	2,000 SF	40	10220870
G2060	Site General	Fair	Flagpole, Metal	1	18	10220876
G2060	Site General	Fair	Bike Rack, Fixed 6-10 Bikes	2	13	10220724
G2060	Site Sports Field	Good	Fences & Gates, Fence, Chain Link 6'	100 LF	30	10220642
G2060	Site Playground Areas	Good	Fences & Gates, Fence, Chain Link 4'	340 LF	30	10220664
G2060	Site General	Fair	Retaining Wall, Treated Timber	450 SF	6	10220761
G2060	Site General & Playground Areas	Fair	Picnic Table, Metal Powder-Coated	5	14	10220645
G2060	Site Sports Courts	Good	Fences & Gates, Fence, Chain Link 8'	465 LF	30	10220737
G4050	Site Parking Areas	Fair	Pole Light Fixture, LED Lamp only, 150 W	14	9	10220688

Appendix F: Replacement Reserves

Replacement Reserves Report



3/30/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Waters Landing Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Waters Landing Elementary School / Main Building	\$0	\$85,290	\$238,066	\$11,474	\$198,090	\$789,340	\$575,032	\$769,932	\$419,785	\$411,917	\$2,139,394	\$1,183,244	\$519,268	\$66,965	\$285,196	\$1,080,012	\$481,345	\$449,699	\$317,422	\$193,061	\$2,183,863		\$12,398,393
Waters Landing Elementary School / Site	\$0	\$12,360	\$0	\$25,988	\$139,358	\$0	\$10,746	\$0	\$30,127	\$39,407	\$295,628	\$9,551	\$0	\$37,275	\$34,944	\$114,448	\$122,760	\$0	\$44,744	\$12,278	\$15,894		\$945,509
Grand Total	\$0	\$97,650	\$238,066	\$37,461	\$337,448	\$789,340	\$585,778	\$769,932	\$449,912	\$451,324	\$2,435,022	\$1,192,795	\$519,268	\$104,240	\$320,140	\$1,194,460	\$604,105	\$449,699	\$362,166	\$205,339	\$2,199,757		\$13,343,902

Waters Landing Elementary School

Waters Landing Elementary School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Stairwells	10220804	Stair Treads, Raised Rubber Tile, Replace	18	6	12	1200	SF	\$10.00	\$12,000																\$12,000					\$12,000	
B2010	Building Exterior	10245103	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	19	1	600	SF	\$1.86	\$1,116		\$1,116																				\$1,116
B2010	Loading Dock Area	10220663	Exterior Walls, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	\$1,100.00	\$1,100		\$1,100																				\$1,100
B2010	Building Exterior	10237383	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	18500	SF	\$1.86	\$34,410											\$34,410											\$34,410
B2010	Roof	10220798	Supplemental Screen Walls, Aluminum-Framed, HVAC Equipment, Replace	40	24	16	630	SF	\$9.00	\$5,670																			\$5,670			\$5,670
B2010	Building Exterior	10237352	Caulking, Joints, 1/2" to 1", Replace	10	9	1	680	LF	\$6.00	\$4,080		\$4,080										\$4,080										\$8,160
B2010	Building Exterior	10220874	Caulking, Joints, 1/2" to 1", Replace	10	4	6	2000	LF	\$6.00	\$12,000							\$12,000												\$12,000			\$24,000
B2020	Building Exterior	10220744	Glazing, any type by SF, Replace	30	28	2	4080	SF	\$55.00	\$224,400		\$224,400																				\$224,400
B2020	Building Exterior	10220907	Glazing, any type by SF, Replace	30	10	20	1904	SF	\$55.00	\$104,720																				\$104,720		\$104,720
B2020	Hallways & Common Areas	10220680	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	10	10	3	EA	\$2,000.00	\$6,000											\$6,000											\$6,000
B2050	Building Exterior	10220733	Exterior Door, Steel, Commercial, Replace	40	33	7	17	EA	\$4,060.00	\$69,020														\$69,020								\$69,020
B2050	Building Exterior	10220868	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	23	7	1	EA	\$3,200.00	\$3,200														\$3,200								\$3,200
B2050	Building Exterior	10220845	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	10	20	1	EA	\$3,200.00	\$3,200																			\$3,200		\$3,200	
B3010	Roof	10220837	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	11	19	1200	SF	\$5.50	\$6,600																			\$6,600		\$6,600	
B3010	Tertiary Roof	10220741	Roofing, Single-Ply Membrane, EPDM, Replace	20	14	6	4400	SF	\$11.00	\$48,400							\$48,400															\$48,400
B3010	Secondary Roof	10220686	Roofing, Green w/ Hot-Applied Rubberized Asphalt, Replace	20	10	10	14100	SF	\$15.00	\$211,500											\$211,500											\$211,500
B3010	Primary Roof	10220765	Roofing, Built-Up, Replace	25	14	11	46860	SF	\$14.00	\$656,040												\$656,040										\$656,040
B3060	Roof	10220767	Roof Skylight, per unit, up to 20 SF, Replace	30	14	16	5	EA	\$1,300.00	\$6,500																		\$6,500			\$6,500	
B3060	Roof	10220789	Roof Hatch, Metal, Replace	30	10	20	1	EA	\$1,300.00	\$1,300																			\$1,300		\$1,300	
B3060	Roof	10220863	Roof Hatch, Metal, Replace	30	10	20	1	EA	\$1,300.00	\$1,300																			\$1,300		\$1,300	
C1010	Commercial Kitchen	10237351	Interior Wall Construction, Concrete Block (CMU), Repair	0	-1	1	25	SF	\$20.00	\$500		\$500																				\$500
C1010	Classrooms General	10220752	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	24	1	200	SF	\$5.00	\$1,000		\$1,000																				\$1,000
C1010	Conference Room	10220797	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	17	8	100	SF	\$5.00	\$500									\$500													\$500
C1010	Classrooms General (1st & 2nd floors)	10220884	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	15	10	400	SF	\$5.00	\$2,000											\$2,000											\$2,000
C1030	Throughout Building	10220654	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	33	7	80	EA	\$2,100.00	\$168,000														\$168,000								\$168,000
C1030	Throughout Building	10220723	Interior Door, Wood, Solid-Core, Replace	40	33	7	80	EA	\$700.00	\$56,000														\$56,000								\$56,000
C1030	Hallways & Common Areas	10220675	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	29	11	18	EA	\$950.00	\$17,100												\$17,100										\$17,100
C1030	Lobby	10220896	Interior Door, Steel, w/ Extensive Glazing, Replace	40	21	19	2	EA	\$950.00	\$1,900																		\$1,900			\$1,900	
C1070	Throughout Building	10220832	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	86352	SF	\$3.50	\$302,232																	\$302,232					\$302,232
C1090	Restrooms	10220823	Toilet Partitions, Plastic/Laminate, Replace	20	6	14	42	EA	\$750.00	\$31,500															\$31,500							\$31,500
C2010	Gymnasium	10220892	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	1	14	360	SF	\$16.80	\$6,048															\$6,048							\$6,048
C2010	Throughout Building	10220872	Wall Finishes, any surface, Prep & Paint	10	3	7	132450	SF	\$1.50	\$198,675																		\$198,675				\$198,675
C2030	Mechanical and Electrical Rooms	10220731	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	1300	SF	\$1.50	\$1,950		\$1,950										\$1,950										\$3,900
C2030	Commercial Kitchen	10220897	Flooring, Quarry Tile, Replace	50	36	14	1500	SF	\$26.00	\$39,000															\$39,000							\$39,000
C2030	Restrooms	10220783	Flooring, Ceramic Tile, Replace	40	20	20	2500	SF	\$18.00	\$45,000																			\$45,000		\$45,000	
C2030	Stage stairs	10225107	Flooring, Wood, Strip, Refinish	10	4	6	100	SF	\$4.00	\$400							\$400										\$400				\$800	
C2030	Throughout Original Building	10248903	Flooring, Vinyl Tile (VCT), Replace	15	8	7	24926	SF	\$5.00	\$124,630														\$124,630								\$124,630
C2030	Throughout Original Building	10220812	Flooring, Vinyl Tile (VCT), Replace	15	7	8	24926	SF	\$5.00	\$124,630														\$124,630								\$124,630
C2030	Throughout Additions	10220777	Flooring, Vinyl Tile (VCT), Replace	15	3	12	27500	SF	\$5.00	\$137,500												\$137,500										\$137,500
C2030	Hallways & Common Areas	10220855	Flooring, Terrazzo, Repair	0	-1	1	300	SF	\$25.00	\$7,500		\$7,500																				\$7,500
C2030	Hallways & Common Areas	10220857	Flooring, Terrazzo, Replace	50	36	14	8000	SF	\$14.00	\$112,000															\$112,000							\$112,000
C2030	Throughout Building	10220694	Flooring, Carpet, Commercial Tile, Replace	10	4	6	3200	SF	\$6.50	\$20,800														\$20,800								\$41,600
C2030	Gymnasium	10220903	Flooring, Maple Sports Floor, Refinish	10	0	10	5000	SF	\$5.00	\$25,000																						

Replacement Reserves Report



3/30/2026

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			
D1010	Elevator Machine Room 151	10220630	Elevator Controls, Automatic, 1 Car, Replace	20	2	18	1	EA	\$5,000.00	\$5,000																						\$5,000	\$5,000		
D2010	Mechanical Room 157C	10220794	Pump, Circulation, Domestic Water, Replace	15	10	5	1	EA	\$2,600.00	\$2,600						\$2,600																	\$2,600	\$5,200	
D2010	Mechanical Room 157C	10220909	Water Heater, Gas, Commercial (200 MBH), Replace	20	14	6	1	EA	\$16,600.00	\$16,600						\$16,600																		\$16,600	
D2010	Mechanical Closet (classroom 174)	10220802	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$12,400.00	\$12,400											\$12,400													\$12,400	
D2010	Utility Room 132	10220860	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	\$16,600.00	\$16,600											\$16,600													\$16,600	
D2010	Mechanical Room 157C	10220722	Water Filter, Industrial Up-Flow, 30 GPM, Replace	25	10	15	1	EA	\$3,570.00	\$3,570																\$3,570								\$3,570	
D2010	Mechanical Room 157C	10220671	Water Filter, Industrial Up-Flow, 30 GPM, Replace	25	10	15	1	EA	\$3,570.00	\$3,570															\$3,570									\$3,570	
D2010	Throughout Building	10220695	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	16000	SF	\$11.00	\$176,000					\$176,000																			\$176,000	
D2010	Sprinkler Room 2	10220760	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	\$6,600.00	\$6,600																								\$6,600	
D2010	Hallways & Common Areas	10220676	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	\$1,200.00	\$2,400						\$2,400																		\$2,400	
D2010	Hallways & Common Areas	10220791	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	1	EA	\$1,500.00	\$1,500						\$1,500																		\$1,500	
D2010	Utility Rooms/Areas	10220757	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	6	EA	\$1,400.00	\$8,400												\$8,400												\$8,400	
D2010	Hallways & Common Areas	10220703	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	2	13	2	EA	\$1,200.00	\$2,400													\$2,400											\$2,400	
D2010	Restrooms (Building Services & Gym)	10220748	Shower, Ceramic Tile, Replace	30	14	16	2	EA	\$2,500.00	\$5,000																	\$5,000							\$5,000	
D2010	Restrooms	10220678	Toilet, Residential Water Closet, Replace	30	14	16	10	EA	\$700.00	\$7,000																	\$7,000							\$7,000	
D2010	Restrooms	10220902	Toilet, Commercial Water Closet, Replace	30	10	20	51	EA	\$1,300.00	\$66,300																								\$66,300	
D2010	Restrooms	10220698	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	63	EA	\$1,700.00	\$107,100																								\$107,100	
D2010	Restrooms	10220687	Urinal, Standard, Replace	30	10	20	15	EA	\$1,100.00	\$16,500																								\$16,500	
D2020	Commercial Kitchen	10220746	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	12	8	1	EA	\$1,800.00	\$1,800								\$1,800																\$1,800	
D2020	Trash Room	10220693	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	8	12	1	EA	\$12,000.00	\$12,000												\$12,000												\$12,000	
D3020	Mechanical Room 157C	10220769	Boiler, Gas, HVAC, Replace	30	11	19	1	EA	\$50,800.00	\$50,800																								\$50,800	
D3020	Mechanical Room 157C	10220873	Boiler, Gas, HVAC, Replace	30	11	19	1	EA	\$50,800.00	\$50,800																								\$50,800	
D3020	Lawn equipment room	10220633	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$2,100.00	\$2,100											\$2,100													\$2,100	
D3020	Mechanical Room 157C	10220849	Unit Heater, Hydronic, Replace	20	10	10	1	EA	\$2,100.00	\$2,100											\$2,100													\$2,100	
D3020	Hallways & Common Areas	10220806	Radiator, Hydronic, Baseboard (per LF), Replace	30	10	20	120	LF	\$150.00	\$18,000																								\$18,000	
D3020	Mechanical Room 157C	10220866	Boiler Supplemental Components, Shot Feed Tank, Replace	30	10	20	1	EA	\$1,520.00	\$1,520																								\$1,520	
D3020	Mechanical Room 157C	10220717	Boiler Supplemental Components, Shot Feed Tank, Replace	30	10	20	1	EA	\$1,520.00	\$1,520																								\$1,520	
D3030	Building Exterior	10220846	Chiller, Air-Cooled, Replace	25	10	15	1	EA	\$180,000.00	\$180,000																\$180,000								\$180,000	
D3030	Roof	10220646	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800																		\$4,800	
D3030	Roof	10220681	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800																		\$4,800	
D3030	Roof	10220763	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800																		\$4,800	
D3030	Roof	10220655	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$4,800.00	\$4,800						\$4,800																		\$4,800	
D3030	Roof	10220640	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$6,100.00	\$6,100						\$6,100																		\$6,100	
D3030	Roof	10220673	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	\$3,500.00	\$3,500						\$3,500																		\$3,500	
D3030	Classrooms General	10220712	Unit Ventilator, approx/nominal 3 Ton, Replace	20	10	10	26	EA	\$9,000.00	\$234,000											\$234,000														\$234,000
D3030	Roof	10220877	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	2	13	1	EA	\$3,500.00	\$3,500													\$3,500												\$3,500
D3050	Mechanical Room 157C	10220906	Supplemental Components, Air Separator, HVAC, Replace	15	10	5	1	EA	\$7,300.00	\$7,300						\$7,300																		\$7,300	
D3050	Mechanical Room 157C	10220665	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	\$5,100.00	\$5,100						\$5,100																		\$5,100	
D3050	Mechanical Room 157C	10220894	Supplemental Components, Air Separator, HVAC, Replace	15	10	5	1	EA	\$7,300.00	\$7,300						\$7,300																		\$7,300	
D3050	Mechanical Room 157C	10220690	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	\$5,100.00	\$5,100						\$5,100																		\$5,100	
D3050	Throughout Building	10220719	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	34	6	25400	SF	\$5.00	\$127,000						\$127,000																		\$127,000	
D3050	Mechanical Room 157C	10220708	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$6,800.00	\$6,800																\$6,800								\$6,800	
D3050	Mechanical Room 157C	10220657	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,100.00	\$6,100																\$6,100								\$6,100	
D3050	Mechanical Room 157C	10220856	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,800.00	\$6,800																\$6,800								\$6,800	
D3050	Mechanical Room 157C	10220830	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,100.00	\$6,100																\$6,100								\$6,100	
D3050	Mechanical Room 157C	10220658	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	10	15	1	EA	\$6,800.00	\$6,800																\$6,800								\$6,800	
D3050	Mechanical Room 157C	10220788	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$6,800.00	\$6,800																									

Replacement Reserves Report



3/30/2026

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
D3050	Mechanical Closet 133	10220871	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Roof	10220779	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$40,000.00	\$40,000											\$40,000										\$40,000	
D3050	Stairwells (addition)	10220795	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	4	EA	\$2,530.00	\$10,120											\$10,120										\$10,120	
D3050	Stairs & Exterior Doors	10220827	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	4	EA	\$1,670.00	\$6,680											\$6,680										\$6,680	
D3050	Roof	10220745	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Roof	10220796	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Mechanical Closet 175	10220799	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Office Areas	10220666	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	6	EA	\$1,670.00	\$10,020											\$10,020										\$10,020	
D3050	Mechanical Closet (2nd floor hallway addition)	10220774	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Mechanical Closet (2nd floor hallway addition)	10220732	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Roof	10220720	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Mechanical Closet 133	10220835	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Mechanical Closet 217	10220854	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$1,670.00	\$1,670											\$1,670										\$1,670	
D3050	Roof	10220692	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Mechanical Closet 117A	10220689	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$1,670.00	\$1,670											\$1,670										\$1,670	
D3050	Mechanical Closet (2nd floor hallway addition)	10220771	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Classrooms General (2nd floor)	10220768	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	6	EA	\$1,670.00	\$10,020											\$10,020										\$10,020	
D3050	Roof	10220819	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$25,000.00	\$25,000											\$25,000										\$25,000	
D3050	Mechanical Closet 117A	10220730	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$1,670.00	\$1,670											\$1,670										\$1,670	
D3050	Roof	10220641	Packaged Unit, RTU, Roof-Mounted, Replace	20	10	10	1	EA	\$15,000.00	\$15,000											\$15,000										\$15,000	
D3050	Mechanical Closet 171	10220883	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	1	EA	\$2,530.00	\$2,530											\$2,530										\$2,530	
D3050	Mechanical Room 2 (2nd Floor Hallway)	10220672	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	10	15	1	EA	\$22,000.00	\$22,000																\$22,000					\$22,000	
D3050	Throughout Building	10220805	HVAC System, Ductwork, Medium Density, Replace	30	14	16	50767	SF	\$4.00	\$203,068																	\$203,068				\$203,068	
D3050	Roof	10220899	HVAC System, Ductwork, Low Density, Replace	30	10	20	1200	SF	\$2.00	\$2,400																			\$2,400	\$2,400		
D3060	Roof	10220825	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10220853	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Mechanical Room 157C	10220684	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	\$3,000.00	\$3,000							\$3,000														\$3,000	
D3060	Roof	10220750	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10220754	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10220756	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10220707	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400	
D3060	Roof	10220713	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10220669	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400	
D3060	Roof	10220780	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10220704	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10220895	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10220815	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220661	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220778	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220649	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220807	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220885	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220782	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220668	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000																\$3,000					\$3,000	
D3060	Roof	10220905	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220667	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220677	Fan, Centrifugal, 12" Diameter, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220793	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	10	15	1	EA	\$3,000.00	\$3,000																\$3,000					\$3,000	
D3060	Roof	10220839	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400.00	\$1,400																\$1,400					\$1,400	
D3060	Roof	10220743	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	10	15	1	EA	\$1,400																							

Replacement Reserves Report



3/30/2026

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	Health Center	10220644	Casework, Cabinetry, Standard, Replace	20	10	10	12	LF	\$300.00	\$3,600											\$3,600										\$3,600	
E2010	Staff Lounge	10220674	Casework, Cabinetry, Standard, Replace	20	4	16	12	LF	\$300.00	\$3,600																	\$3,600				\$3,600	
E2010	Classrooms General	10220660	Casework, Cabinetry, Standard, Replace	20	3	17	170	LF	\$300.00	\$51,000																		\$51,000			\$51,000	
E2010	Classrooms General	10237242	Casework, Bathroom Vanity Cabinet, Wood w/ Cultured Marble Sink Top, Replace	20	3	17	17	EA	\$1,200.00	\$20,400																	\$20,400			\$20,400		
E2010	Classrooms General	10220647	Smart Board, Interactive Digital White Board, Replace	10	2	8	46	EA	\$3,162.00	\$145,452								\$145,452										\$145,452			\$290,904	
G2060	Building Exterior	10220880	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	10	10	29	EA	\$150.00	\$4,350											\$4,350										\$4,350	
P2030	Mold Study	10220758	Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report	0	-1	1	1	EA	\$3,500.00	\$3,500	\$3,500																				\$3,500	
P2030	Structural Study	10220831	Engineering Study, Structural, Superstructure, Evaluate/Report	0	-1	1	1	EA	\$10,000.00	\$10,000	\$10,000																				\$10,000	
P2030	HVAC Study	10220626	Engineering Study, Mechanical, General Design, Design	0	-1	1	1	EA	\$7,000.00	\$7,000	\$7,000																				\$7,000	
Y1030	Throughout Building	10220862	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	-1	1	40	EA	\$300.00	\$12,000	\$12,000																				\$12,000	
Y1050	Restrooms	10220762	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	-1	1	1	EA	\$80.00	\$80	\$80																				\$80	
Y1050	Restrooms	10220820	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0	-1	1	4	EA	\$800.00	\$3,200	\$3,200																				\$3,200	
Y1050	Restrooms	10220721	ADA Restrooms, Grab Bars & Blocking, Install	0	-1	1	4	EA	\$1,800.00	\$7,200	\$7,200																				\$7,200	
Y1050	Staff Lounge	10220759	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	-1	1	1	EA	\$80.00	\$80	\$80																				\$80	
Y1060	Staff Lounge	10220851	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	-1	1	1	EA	\$15,000.00	\$15,000	\$15,000																				\$15,000	
Y1090	ADA Study	10225562	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500	
Totals, Unescalated											\$0	\$82,806	\$224,400	\$10,500	\$176,000	\$680,892	\$481,580	\$626,025	\$331,382	\$315,700	\$1,591,910	\$854,801	\$364,204	\$45,600	\$188,548	\$693,219	\$299,958	\$272,075	\$186,452	\$110,100	\$1,209,152	\$8,745,303
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$85,290	\$238,066	\$11,474	\$198,090	\$789,340	\$575,032	\$769,932	\$419,785	\$411,917	\$2,139,394	\$1,183,244	\$519,268	\$66,965	\$285,196	\$1,080,012	\$481,345	\$449,699	\$317,422	\$193,061	\$2,183,863	\$12,398,393

Waters Landing 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		
B2010	Site General	10242441	Site Masonry Fence, Brick/Masonry/Stone, Clean & Seal, Replace	20	16	4	600	SF	\$1.86	\$1,116					\$1,116																	\$1,116		
D3030	Site General (modular buildings)	10220847	Heat Pump, Packaged & Wall-Mounted, Replace	20	0	20	2	EA	\$4,400.00	\$8,800																		\$8,800			\$8,800			
G2020	Site Loading Dock Area	10220801	Parking Lots, Pavement, Concrete, Repair	0	-1	1	60	SF	\$20.00	\$1,200	\$1,200																				\$1,200			
G2020	Site Parking Areas	10220784	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-1	1	1600	SF	\$5.50	\$8,800	\$8,800																				\$8,800			
G2020	Site Parking Areas	10220670	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	52850	SF	\$0.45	\$23,783			\$23,783					\$23,783								\$23,783					\$95,130			
G2020	Site Parking Areas	10233721	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	52850	SF	\$3.50	\$184,975								\$184,975													\$184,975			
G2020	Site Loading Dock Area	10242571	Parking Lots, Pavement, Concrete, Replace	50	36	14	600	SF	\$9.00	\$5,400														\$5,400							\$5,400			
G2020	Site ADA Parking Area	10220653	Parking Lots, Pavement, Concrete, Replace	50	36	14	800	SF	\$9.00	\$7,200														\$7,200							\$7,200			
G2030	Site General	10220869	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	2	EA	\$1,000.00	\$2,000	\$2,000																				\$2,000			
G2030	Site General	10220735	Sidewalk, Concrete, Large Areas, Replace	50	34	16	8500	SF	\$9.00	\$76,500																\$76,500					\$76,500			
G2050	Site Sports Courts	10220878	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	15560	SF	\$0.45	\$7,002				\$7,002				\$7,002						\$7,002			\$7,002				\$28,008			
G2050	Site Sports Field	10220691	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	11	9	1	EA	\$5,000.00	\$5,000								\$5,000													\$5,000			
G2050	Site Sports Field	10220900	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	6	9	2	EA	\$700.00	\$1,400								\$1,400													\$1,400			
G2050	Site Sports Field	10220810	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000											\$5,000			
G2050	Site Sports Field	10220808	Sports Apparatus, Player Benches, 12' Length, Replace	15	4	11	4	EA	\$450.00	\$1,800										\$1,800											\$1,800			
G2050	Site Sports Courts	10220844	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	10	15	4	EA	\$4,750.00	\$19,000															\$19,000						\$19,000			
G2050	Site Sports Courts	10233722	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	15560	SF	\$3.50	\$54,460															\$54,460						\$54,460			
G2050	Site Playground Areas	10220679	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	16	4	4450	SF	\$26.00	\$115,700				\$115,700																	\$115,700			
G2050	Site Playground Areas	10220696	Play Structure, Multipurpose, Medium, Replace	20	10	10	1	EA	\$20,000.00	\$20,000								\$20,000													\$20,000			
G2050	Site Playground Areas	10220662	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000								\$10,000													\$10,000			
G2060	Site Playground Areas	10220828	Recycle Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	\$700.00	\$700											\$700										\$700			
G2060	Site General	10220865	Trash/Recycle Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	2	EA	\$700.00	\$1,400											\$1,400										\$1,400			
G2060	Site General	10220724	Bike Rack, Fixed 6-10 Bikes, Replace	20	7	13	2	EA	\$800.00	\$1,600													\$1,600								\$1,600			
G2060	Site General & Playground Areas	10220645	Picnic Table, Metal Powder-Coated, Replace	20	6	14	5	EA	\$700.00	\$3,500													\$3,500								\$3,500			
G2060	Site General	10220751	Signage, Property, Pole-Mounted, Replace/Install	20	9	11	2	EA	\$1,500.00	\$3,000										\$3,000											\$3,000			
G2060	Site General	10220876	Flagpole, Metal, Replace	30	12	18	1	EA	\$2,500.00	\$2,500																\$2,500					\$2,500			
G2060	Site General	10220761	Retaining Wall, Treated Timber, Replace	25	19	6	450	SF	\$20.00	\$9,000					\$9,000																\$9,000			
G4050	Site Parking Areas	10220688	Pole Light Fixture, LED Lamp only, Replace	20	11	9	14	EA	\$1,200.00	\$16,800										\$16,800											\$16,800			
Totals, Unescalated											\$0	\$12,000	\$0	\$23,783	\$123,818	\$0	\$9,000	\$0	\$23,783	\$30,202	\$219,975	\$6,900	\$0	\$25,383	\$23,102	\$73,460	\$76,500	\$0	\$26,283	\$7,002	\$8,800			\$689,989
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$12,360	\$0	\$25,988	\$139,358	\$0	\$10,																	

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	10220630	D1010	Elevator Controls	Automatic, 1 Car		Waters Landing Elementary School / Main Building	Elevator Machine Room 151	MEI Total Elevator Solutions	HMC-2000	3508765	2023		
2	10220683	D1010	Passenger Elevator	Hydraulic, 2 Floors	3000 LB	Waters Landing Elementary School / Main Building	Elevator Machine Room 151	MEI Total Elevator Solutions	SP149692	2023	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10220794	D2010	Pump	Circulation, Domestic Water	0.5 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	B&G	1J31	2014	2014		
2	10220722	D2010	Water Filter	Industrial Up-Flow, 30 GPM		Waters Landing Elementary School / Main Building	Mechanical Room 157C	Harmsco	H.I.F. 7	22244	2014		
3	10220671	D2010	Water Filter	Industrial Up-Flow, 30 GPM		Waters Landing Elementary School / Main Building	Mechanical Room 157C	Inaccessible	Inaccessible	Inaccessible	2014		
4	10220802	D2010	Water Heater	Gas, Commercial (125 MBH)	60 GAL	Waters Landing Elementary School / Main Building	Mechanical Closet (classroom 174)	A.O. Smith	BTH 120A 100	1413M003008	2014		
5	10220860	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Waters Landing Elementary School / Main Building	Utility Room 132	A. O. Smith	BTH 199A 100	1414M000213	2014		
6	10220909	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Waters Landing Elementary School / Main Building	Mechanical Room 157C	State Industries, Inc.	SBD100199NET 118	1026M000544	2010		
7	10220760	D2010	Backflow Preventer	Domestic Water	4 IN	Waters Landing Elementary School / Main Building	Sprinkler Room 2	Wilkins Zurn	350 4	J47347	2014		
8	10220746	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Waters Landing Elementary School / Main Building	Commercial Kitchen						
9	10220693	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Underground		Waters Landing Elementary School / Main Building	Trash Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10220873	D3020	Boiler [B-1]	Gas, HVAC	1400 MBH	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Fulton Pulse	PHW-1400	115889	2014		
2	10220769	D3020	Boiler [B-2]	Gas, HVAC	1400 MBH	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Fulton Pulse	PHW-1400	115894	2014		
3	10220806	D3020	Radiator	Hydronic, Baseboard (per LF)		Waters Landing Elementary School / Main Building	Hallways & Common Areas				2014		120
4	10220633	D3020	Unit Heater	Hydronic	50 MBH	Waters Landing Elementary School / Main Building	Lawn equipment room	McQuay	Inaccessible	Inaccessible	2014		
5	10220849	D3020	Unit Heater [UH-2]	Hydronic	50 MBH	Waters Landing Elementary School / Main Building	Mechanical Room 157C	McQuay	Inaccessible	Inaccessible	2014		
6	10220764	D3020	Boiler Supplemental Components [BT-1]	Expansion Tank	500 GAL	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	BTL0500F06-125C	371119	2014		
7	10220842	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	20 GAL	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	CA90-125	371321	2014		
8	10220843	D3020	Boiler Supplemental Components [ET-2]	Expansion Tank	200 GAL	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
9	10220846	D3030	Chiller	Air-Cooled	130 TON	Waters Landing Elementary School / Main Building	Building Exterior	Daikin McQuay	AWS1708DSEWV-ER10	STNU130700054	2014		
10	10220847	D3030	Heat Pump	Packaged & Wall-Mounted	3 TON	Waters Landing Elementary School / Site	Site General (modular buildings)	Bard Manufacturing Company	Inaccessible	Inaccessible	2025		2
11	10220673	D3030	Split System Ductless [DSSC-1]	Single Zone, Condenser & Evaporator	1 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RXS12LVJU	Illegible	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10220640	D3030	Split System Ductless [DSSC-2]	Single Zone, Condenser & Evaporator	3 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RZQ36PVJU9	E000294	2014		
13	10220681	D3030	Split System Ductless [DSSC-3]	Single Zone, Condenser & Evaporator	1.5 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A001164	2014		
14	10220655	D3030	Split System Ductless [DSSC-4]	Single Zone, Condenser & Evaporator	1.5 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A001126	2014		
15	10220763	D3030	Split System Ductless [DSSC-6]	Single Zone, Condenser & Evaporator	2 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RZQ24PVJU9	A001463	2014		
16	10220646	D3030	Split System Ductless [DSSC-7]	Single Zone, Condenser & Evaporator	1.5 TON	Waters Landing Elementary School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A001135	2014		
17	10220877	D3030	Split System Ductless [HP-5]	Single Zone, Condenser & Evaporator	1 TON	Waters Landing Elementary School / Main Building	Roof	Mitsubishi Electric	PUZ-A12NKA7	24U18079C	2022		
18	10220712	D3030	Unit Ventilator	approx/nominal 3 Ton	1200 CFM	Waters Landing Elementary School / Main Building	Classrooms General	AAF			2014		26
19	10220856	D3050	Pump [P-1A]	Distribution, HVAC Chilled or Condenser Water	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
20	10220658	D3050	Pump [P-1B]	Distribution, HVAC Chilled or Condenser Water	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
21	10220708	D3050	Pump [P-2A]	Distribution, HVAC Heating Water	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	FI3009E5GCJ2L3A	07/13	2014		
22	10220788	D3050	Pump [P-2B]	Distribution, HVAC Heating Water	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	FI3009E5GCJ2L3A	07/13	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10220830	D3050	Pump [P-3A]	Distribution, HVAC Chilled or Condenser Water	5 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
24	10220657	D3050	Pump [P-3B]	Distribution, HVAC Chilled or Condenser Water	5 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
25	10220665	D3050	Pump [P-4]	Distribution, HVAC Heating Water	1 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
26	10220690	D3050	Pump [P-5]	Distribution, HVAC Heating Water	1 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Taco	Inaccessible	Inaccessible	2014		
27	10220672	D3050	Air Handler [HV-1]	Interior AHU, Easy/Moderate Access	4000 CFM	Waters Landing Elementary School / Main Building	Mechanical Room 2 (2nd Floor Hallway)	Daikin Industries	LAH010AHH	SLPD130700238	2014		
28	10220795	D3050	Fan Coil Unit	Hydronic Terminal	1200 CFM	Waters Landing Elementary School / Main Building	Stairwells (addition)	Daikin McQuay			2014		4
29	10220827	D3050	Fan Coil Unit	Hydronic Terminal	400 CFM	Waters Landing Elementary School / Main Building	Stairs & Exterior Doors	Daikin McQuay			2014		4
30	10220666	D3050	Fan Coil Unit	Hydronic Terminal	400 CFM	Waters Landing Elementary School / Main Building	Office Areas	McQuay			2014		6
31	10220768	D3050	Fan Coil Unit	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Classrooms General (2nd floor)	Daikin McQuay			2014		6
32	10220883	D3050	Fan Coil Unit [BCU-1]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 171	Magic Aire	BVE12ABAAH2RH3BAL3BABABM	W130764329	2014		
33	10220732	D3050	Fan Coil Unit [BCU-10]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet (2nd floor hallway addition)	Magic Aire	BVE12ABAAH2RH89L3BABABM	W130764335	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10220841	D3050	Fan Coil Unit [BCU-11]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet (2nd floor hallway addition)	Magic Aire	BVE12ABAAH2RH89L3BABABM	W130764336	2014		
35	10220774	D3050	Fan Coil Unit [BCU-12]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet (2nd floor hallway addition)	Magic Aire	BVE12ABAAH2RH78L3BABABM	W130764362	2014		
36	10220771	D3050	Fan Coil Unit [BCU-13]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet (2nd floor hallway addition)	Magic Aire	BVE12ABAAH2RH78L3BABABM	W130764363	2014		
37	10220854	D3050	Fan Coil Unit [BCU-14]	Hydronic Terminal	600 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 217	Magic Aire	BVE08ABAAH2RH13L1BABABM	W130764328	2014		
38	10220651	D3050	Fan Coil Unit [BCU-15]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 217	Magic Aire	BVE12ABAAH2RH67L1BABABM	W130764360	2014		
39	10220787	D3050	Fan Coil Unit [BCU-2]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 171	Magic Aire	BVE12ABAAH2RHBAL3BABABM	W130764330	2014		
40	10220799	D3050	Fan Coil Unit [BCU-3]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 175	Magic Aire	BVE12ABAAH2RHBAL3BABABM	W130764331	2014		
41	10220890	D3050	Fan Coil Unit [BCU-4]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 175	Magic Aire	BVE12ABAAH2RH68L1BABABM	W130764332	2014		
42	10220871	D3050	Fan Coil Unit [BCU-5]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 133	Magic Aire	BVE12ABAAH2RH89L3BABABM	W130764333	2014		
43	10220835	D3050	Fan Coil Unit [BCU-6]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 133	Magic Aire	BVE12ABAAH2RH89L3BABABM	W130764334	2014		
44	10220627	D3050	Fan Coil Unit [BCU-7]	Hydronic Terminal	800 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 7	Magic Aire	BVE12ABAAH2RH78L3BABABM	W130764361	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10220730	D3050	Fan Coil Unit [BCU-8]	Hydronic Terminal	600 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 117A	Magic Aire	BVE08ABA AH2RH76L3BABABM	W130764325	2014		
46	10220689	D3050	Fan Coil Unit [BCU-9]	Hydronic Terminal	600 CFM	Waters Landing Elementary School / Main Building	Mechanical Closet 117A	Magic Aire	BVE08ABA AH2RH13L1BABABM	W130764327	2014		
47	10220720	D3050	Packaged Unit [ERU-1]	RTU, Roof-Mounted	7 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-007-3-0-EB09-329	201307-ANGG30747	2014		
48	10220779	D3050	Packaged Unit [ERU-2]	RTU, Roof-Mounted	16 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-016-3-0-EB09-349	201307-BNGM30753	2014		
49	10220796	D3050	Packaged Unit [ERU-3]	RTU, Roof-Mounted	6 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	Illegible	Illegible	2014		
50	10220692	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted	7 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	Illegible	Illegible	2014		
51	10220745	D3050	Packaged Unit [RTU-2]	RTU, Roof-Mounted	6 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RQ-006-3-V-FB09-359	201307-AYGP06107	2014		
52	10220819	D3050	Packaged Unit [RTU-3]	RTU, Roof-Mounted	11 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-011-3-0-EA09-3G9	201307-ANGZ30739	2014		
53	10220641	D3050	Packaged Unit [RTU-4]	RTU, Roof-Mounted	7 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-007-3-0-EB09-3K9	201307-ANGG30744	2014		
54	10220706	D3050	Packaged Unit [RTU-5]	RTU, Roof-Mounted	25 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-025-3-0-EB09-3C9	201307-BNGR30752	2014		
55	10220718	D3050	Packaged Unit [RTU-6]	RTU, Roof-Mounted	6 TON	Waters Landing Elementary School / Main Building	Roof	AAON, Inc.	RN-006-3-0-EB09-3K9	201307-ANGF30745	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10220825	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
57	10220853	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
58	10220713	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
59	10220750	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
60	10220780	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
61	10220704	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
62	10220895	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
63	10220754	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
64	10220756	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
65	10220707	D3060	Exhaust Fan	Centrifugal, 16" Damper	1800 CFM	Waters Landing Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
66	10220669	D3060	Exhaust Fan	Centrifugal, 16" Damper	1800 CFM	Waters Landing 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	10220684	D3060	Exhaust Fan	Centrifugal, 24" Damper	2500 CFM	Waters Landing Elementary School / Main Building	Mechanical Room 157C	No dataplate	No dataplate	No dataplate			
68	10220667	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX11Q	F13AT16507	2014		
69	10220815	D3060	Exhaust Fan [EF-10]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX11Q	F13AT16511	2014		
70	10220701	D3060	Exhaust Fan [EF-11]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16512	2014		
71	10220803	D3060	Exhaust Fan [EF-14]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16513	2014		
72	10220905	D3060	Exhaust Fan [EF-15]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16514	2014		
73	10220889	D3060	Exhaust Fan [EF-17]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX11Q	F13AT16515	2014		
74	10220649	D3060	Exhaust Fan [EF-18]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16516	2014		
75	10220661	D3060	Exhaust Fan [EF-19]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	Illegible	F13AT16517	2014		
76	10220839	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16508	2014		
77	10220755	D3060	Exhaust Fan [EF-20]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16518	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10220807	D3060	Exhaust Fan [EF-21]	Centrifugal, 12" Damper	600 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX12B	F13AS86748	2014		
79	10220782	D3060	Exhaust Fan [EF-22]	Centrifugal, 12" Damper	400 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX11B	J11A053738	2014		
80	10220885	D3060	Exhaust Fan [EF-23]	Centrifugal, 12" Damper	250 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX08B	A14LZ65265	2014		
81	10220710	D3060	Exhaust Fan [EF-25]	Centrifugal, 12" Damper	250 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX08B	G13AW09429	2014		
82	10220778	D3060	Exhaust Fan [EF-3]	Centrifugal, 12" Damper	600 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX16B	F13AS82870	2014		
83	10220826	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	400 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX16Q1	F13AT77132	2014		
84	10220743	D3060	Exhaust Fan [EF-9]	Centrifugal, 12" Damper	275 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX10R	F13AT16510	2014		
85	10220668	D3060	Exhaust Fan [GV1-2]	Centrifugal, 24" Damper	2500 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	PH4646	G13AW03753	2014		
86	10220793	D3060	Exhaust Fan [GV-1-2]	Centrifugal, 24" Damper	2500 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	PH4646	G13AW03752	2014		
87	10220677	D3060	Fan [EF-4]	Centrifugal, 12" Diameter	1000 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	Illegible	Illegible	2014		
88	10220725	D3060	Fan [EF-5]	Centrifugal, 12" Diameter	1000 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX24B	F13AS83117	2014		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10220861	D3060	Fan [EF-6]	Centrifugal, 12" Diameter	1000 CFM	Waters Landing Elementary School / Main Building	Roof	PennBarry	DX24B	F13AS83728	2014		
90	10220867	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Waters Landing Elementary School / Main Building	Commercial Kitchen Walk-In	Mars Air Systems	LPN236-1UA-PW	1002352C			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10220639	D4010	Backflow Preventer	Fire Suppression	4 INCH	Waters Landing Elementary School / Main Building	Sprinkler Room 2	Wilkins Zurn	350AST	5161A	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10220834	D5010	Generator	Gas or Gasoline	100 KW	Waters Landing Elementary School / Main Building	Building Exterior	Kohler	100REZGD	3349GMGL0002	2019		
2	10220638	D5010	Automatic Transfer Switch [LIFE SAFETY TRANSFORMER]	ATS	200 AMP	Waters Landing Elementary School / Main Building	Electrical Room 157D	Kohler	MPAC 1200	2020	2019		
3	10220727	D5010	Automatic Transfer Switch [NON-LIFE SAFETY TRANSFORMER]	ATS	200 AMP	Waters Landing Elementary School / Main Building	Electrical Room 157D	Kohler	MPAC 1200	No dataplate	2019		
4	10220699	D5020	Secondary Transformer	Dry, Stepdown	500 KVA	Waters Landing Elementary School / Main Building	Electrical Room 157D	Square D	500T68HF-CU	189022	1988		
5	10220836	D5020	Secondary Transformer [LIFE SAFETY TRANSFORMER]	Dry, Stepdown	30 KVA	Waters Landing Elementary School / Main Building	Electrical Room 157D	Square D	EXN30T3H	1021919218	2019		
6	10220776	D5020	Secondary Transformer [NON-LIFE SAFETY TRANSFORMER]	Dry, Stepdown	30 KVA	Waters Landing Elementary School / Main Building	Electrical Room 157D	Square D	Inaccessible	Inaccessible	2019		
7	10220705	D5020	Switchboard	120/208 V	1600 AMP	Waters Landing Elementary School / Main Building	Electrical Room 157D	Square D	44-14169-02	1988	1988		
8	10220824	D5020	Switchboard [MAIN]	277/480 V	2000 AMP	Waters Landing Elementary School / Main Building	Electrical Room 157D	Square D	44-141169-1	1988	1988		
9	10220635	D5020	Distribution Panel [PANEL BR]	277/480 V	800 AMP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	Square D	HCW 44-14169-10	1988	1988		
10	10220697	D5030	Variable Frequency Drive [VFD-1]	VFD, by HP of Motor	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	ABB	ACH550-VDR-015A-4	2132601334	2014		
11	10220628	D5030	Variable Frequency Drive [VFD-2]	VFD, by HP of Motor	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	ABB	ACH550-VDR-015A-4	2132601326	2014		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10220800	D5030	Variable Frequency Drive [VFD-3]	VFD, by HP of Motor	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	ABB	ACH550-VDR-015A-4	2132601306	2014		
13	10220682	D5030	Variable Frequency Drive [VFD-4]	VFD, by HP of Motor	10 HP	Waters Landing Elementary School / Main Building	Mechanical Room 157C	ABB	ACH550-VDR-015A-4	2132601321	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	10220809	D6060	Intercom/Public Address Component	Master Station		Waters Landing Elementary School / Main Building	Office Areas	Rauland					

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10220814	D7050	Fire Alarm Panel	Fully Addressable		Waters Landing Elementary School / Main Building	Building Services Office	Fire-Lite Alarms, Inc.	MS-9600LS	No dataplate	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10220833	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Waters Landing Elementary School / Main Building	Commercial Kitchen						
2	10220656	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Waters Landing Elementary School / Main Building	Commercial Kitchen						
3	10220736	E1030	Foodservice Equipment	Convection Oven, Double		Waters Landing Elementary School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	081117CP048T			
4	10220908	E1030	Foodservice Equipment	Dairy Cooler/Wells		Waters Landing Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	MC5-SS-S	15629790			
5	10220631	E1030	Foodservice Equipment	Dairy Cooler/Wells		Waters Landing Elementary School / Main Building	Commercial Kitchen	Continental Refrigerator	MC5-SS-S	15439953			
6	10220888	E1030	Foodservice Equipment	Dairy Cooler/Wells		Waters Landing Elementary School / Main Building	Commercial Kitchen	Beverage-Air Corporation	STF58-1-S	9707727			
7	10220786	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Waters Landing Elementary School / Main Building	Commercial Kitchen	Low Temp Industries Inc.	K60-CFT	L87C2082			
8	10220715	E1030	Foodservice Equipment	Steamer, Freestanding		Waters Landing Elementary School / Main Building	Commercial Kitchen	Low Temp Industries Inc.	KCH2M-CPA	L87B2083			
9	10220891	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Waters Landing Elementary School / Main Building	Trash Room	Harmony Enterprises, Inc.	450 SS	No dataplate			
10	10220659	E1030	Foodservice Equipment	Walk-In, Condenser for Freezer		Waters Landing Elementary School / Main Building	Roof	BOHN	BZS045L6B	T17G04413	2017		
11	10220898	E1030	Foodservice Equipment	Walk-In, Evaporator for Freezer		Waters Landing Elementary School / Main Building	Commercial Kitchen Walk-In	BOHN	No dataplate	No dataplate	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10220850	E1030	Foodservice Equipment	Walk-In, Freezer		Waters Landing Elementary School / Main Building	Commercial Kitchen Walk-In	Thermalrite	E225993	258402-01 J01			
13	10220742	E1030	Foodservice Equipment [REFRIGERATOR 1]	Refrigerator, 1-Door Reach-In		Waters Landing Elementary School / Main Building	Commercial Kitchen	Traulsen	GHT 2-32NUT	218418- 6H			
14	10220772	E1030	Foodservice Equipment [REFRIGERATOR 2]	Refrigerator, 1-Door Reach-In		Waters Landing Elementary School / Main Building	Commercial Kitchen	Traulsen	G20010	23D01911			
15	10220775	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Waters Landing Elementary School / Main Building	Hallways & Common Areas						2