

FACILITY CONDITION ASSESSMENT



prepared for

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



Weller Road Elementary School
3301 Weller Road
Silver Spring, MD 20906

PREPARED BY:

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

BV CONTACT:

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

BV PROJECT #:

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DATE OF REPORT:

January 6, 2026

ON SITE DATE:

October 14, 2025

Bureau Veritas

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

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	3
Main Address	3301 Weller Road, Silver Spring, MD 20906
Site Developed	1952, renovated 2013
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 14, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Alberto Vargas, Building Services Manager 310.676.2627
Assessment & Report Prepared By	Andrew Welton, Project Assessor
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Weller Road Elementary School was originally constructed in 1953 and currently serves as a kindergarten through eighth grade school. The facility has reportedly undergone various improvements in 1956, 1968, 1974, and 2007. A major renovation and construction project was completed in 2013 that upgraded much of the facility MEPF systems as well as the facade, interiors, and roofs.

Architectural

The school has a steel structural frame and concrete slab on grade. The second floor is comprised of concrete fill metal pan floor decking. The roof is made up of metal roof decking supported by open web steel joists. These components are in fair condition. The façade consists of a brick veneer, aluminum windows and glazing, and steel and glazed doors. The primary roof is a flat construction with a modified bitumen covering. The school's interior finishes consist of typical floor, ceiling, and wall finishes. Interior finishes are in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of the MEPF systems were replaced during the 2013 renovation and are in fair condition. Primary heating and cooling are provided via geothermal heat pumps and air handlers. An energy recovery unit on the older 2007 roof is approaching end of life and should be budgeted for replacement in the short term. Ductless split systems and electric unit heaters provide supplemental heating and cooling. A natural gas-powered generator with automatic transfer switches provides emergency electrical power. The main electrical feed is a 2000 amp 277/480 volt service feeding the main switchboard. Domestic hot water is supplied by a 100-gallon gas water heater with adjacent storage tank. Restrooms have typical fixtures throughout. The building is protected by a fire alarm system and wet pipe sprinkler system, both in fair condition.

Site

The site paved surfaces are in fair condition but are approaching the end of the estimated useful life. The school staff report submitting work requests to have the parking lots resurfaced and restriped. Two modular classrooms were added to the site in 2024. Playgrounds and fencing are in fair and good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall 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 MDCI will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.393499.

Immediate Needs

There are no immediate needs to report.

Key Findings



Roadways in Poor condition.

Signage, Guide and Directional
Site Weller Road Elementary School Site

Unifomat Code: G2010

Recommendation: **Replace/Install in 2026**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$9,000

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Signs are faded with age - AssetCALC ID: 9899589



Parking Lots in Poor condition.

Pavement, Asphalt
Site Weller Road Elementary School Site

Unifomat Code: G2020

Recommendation: **Seal and Stripe in 2026**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$30,600

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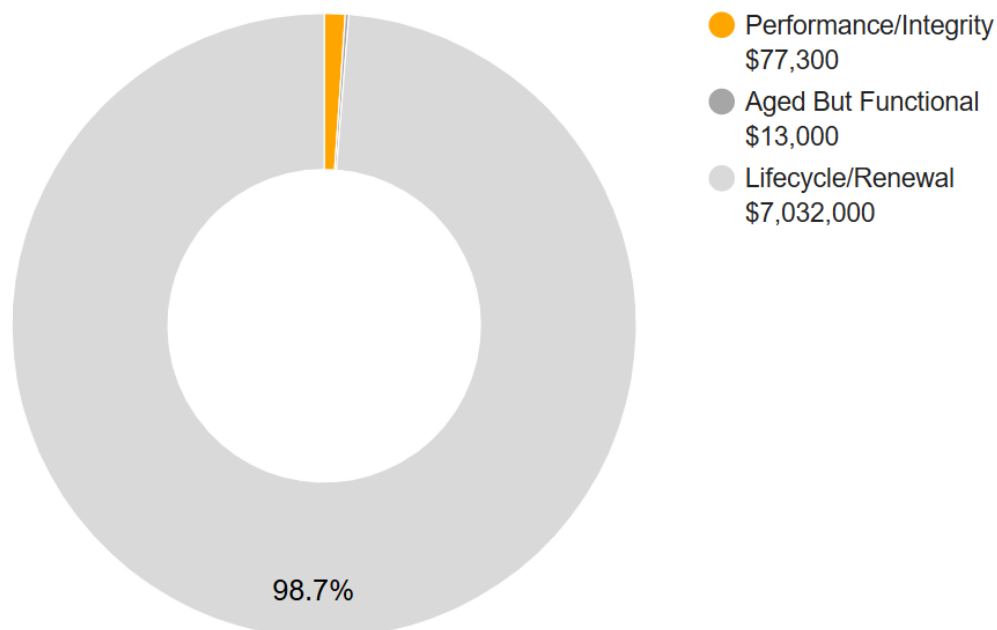
Parking areas are gravel while travel lanes are asphalt. Staff have requested new seal and stripe. -
AssetCALC ID: 10089023

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$7,122,300

2. Building Information



Building: Systems Summary

Address	3301 Weller Road, Silver Spring, MD 20906	
GPS Coordinates	39.0654887, -77.067054	
Constructed/Renovated	1952/2012	
Building Area	121,346 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry load bearing and steel frame with concrete-topped metal decks over concrete slab and footing foundation	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, padded gym walls, and ceramic tile Floors: Carpet, VCT, ceramic tile, rubber tile, quarry tile, and maple wood strip Ceilings: Painted gypsum board, plastic fiberglass-reinforced strip and ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair

Building: Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks and instant hot tankless water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Geothermal water source heat pumps feeding air handlers Non-Central System: Rooftop energy recovery unit Supplemental components: Ductless split-systems, roof exhaust fans, and suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the exterior building were accessible and observed.	

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	-	\$550,900	\$550,900
Roofing	-	-	\$293,600	\$1,266,800	\$404,000	\$1,964,400
Interiors	-	-	\$389,100	\$606,800	\$1,004,800	\$2,000,600
Conveying	-	-	\$3,500	\$6,100	\$95,600	\$105,200
Plumbing	-	\$32,300	-	\$22,300	\$394,400	\$448,900
HVAC	-	\$263,200	\$28,600	\$707,000	\$1,616,000	\$2,614,900
Fire Protection	-	-	\$2,400	-	\$205,700	\$208,200
Electrical	-	-	\$12,500	\$782,800	\$553,000	\$1,348,200
Fire Alarm & Electronic Systems	-	\$595,200	-	\$941,700	\$927,300	\$2,464,200
Equipment & Furnishings	-	\$105,300	\$13,000	\$432,900	\$223,800	\$775,000
Site Development	-	-	-	-	-	-
TOTALS (3% inflation)	-	\$996,000	\$742,700	\$4,766,300	\$5,975,500	\$12,480,500

3. Site Summary



Site Information		
Site Area	11.2 acres (estimated)	
Parking Spaces	80 total spaces all in open lots; 2 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and steel tube fencing; CMU wall dumpster enclosures Playgrounds and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Prefabricated modular buildings	Excellent

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	-	-	\$17,700	\$17,700
Special Construction & Demo	-	-	-	-	-	-
Site Pavement	-	\$312,600	-	\$60,300	\$120,700	\$493,500
Site Development	-	\$1,500	\$13,100	\$229,800	\$83,800	\$328,200
TOTALS (3% inflation)	-	\$314,100	\$13,100	\$290,100	\$222,100	\$839,400

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	1953/2013	No	No
Weller Road Elementary School	1953/2013	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Weller Road Elementary School, 3301 Weller Road, Silver Spring, MD 20906, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

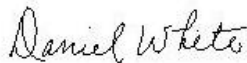
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Andrew Welton
Project Assessor

Reviewed by:



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

8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SIGNAGE



6 - ROOFING

Photographic Overview



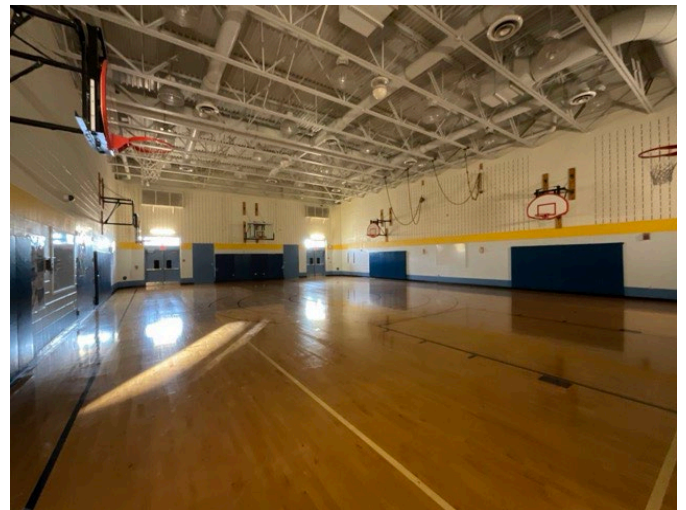
7 - GREEN ROOFING



8 - RESTROOM



9 - INTERIOR CORRIDOR



10 - GYMNASIUM



11 - LIBRARY



12 - ELEVATOR

Photographic Overview



13 - CAFETERIA



14 - STAGE



15 - CONFERENCE ROOM



16 - TYPICAL CLASSROOM



17 - MAIN MECHANICAL ROOM



18 - MAIN ELECTRICAL ROOM

Photographic Overview



19 - TYPICAL HEAT PUMP



20 - FIRE ALARM SYSTEM



21 - ROOFTOP PACKAGED UNIT



22 - SPLIT SYSTEM DUCTLESS



23 - FOODSERVICE REFRIGERATION EQUIPMENT



24 - ROOFTOP AIR HANDLER

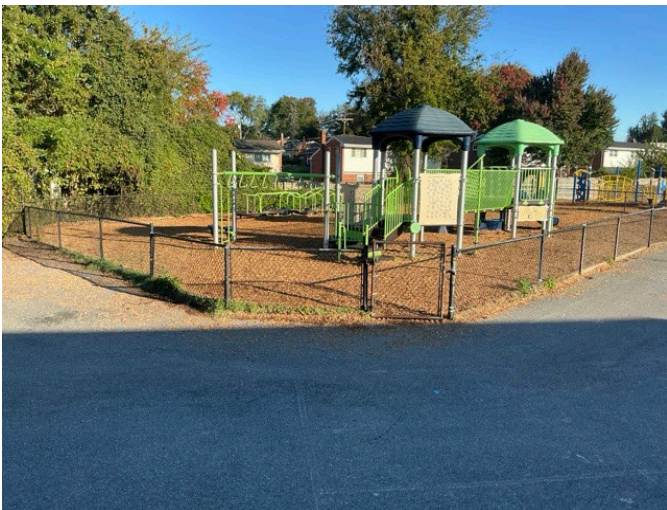
Photographic Overview



25 - COURTYARD



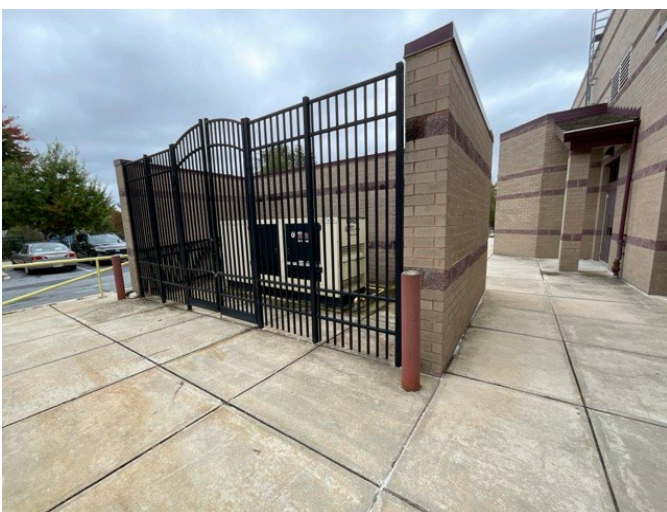
26 - MODULAR CLASSROOM



27 - PLAYGROUND SURFACES



28 - PLAY FEILD



29 - DUMPSTER ENCLOSURE AND GENERATOR



30 - PARKING LOTS

Appendix B:

Site Plan(s)

Site Plan



BUREAU
VERITAS

Project Number

172559.25R000-128.354

Source

Google

Project Name

Weller Road Elementary School

On-Site Date

October 13, 2025



Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Weller Road Elementary School

Name of person completing form: Alberto Vargas

Title / Association w/ property: Weller Road Elementary School

Length of time associated w/ property: 2 years

Date Completed: 10/14/2025

Phone Number: 3016762627

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed 1953	Renovated 2012	1956 refresh 1968 refresh 1974 refresh 2007 major addition 2012 major rebuild
2	Building size in SF	121,346	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2012	2007 added 100k sqft
		Roof	2012	
		Interiors	2012	
		HVAC	2012	
		Electrical	2012	
		Site Pavement	2012	
		Accessibility	2012	
4	List other significant capital improvements (focus on recent years; provide approximate date).	2024 Added portables in back		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Parking lot resurface needed and asked for.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Parking lot. Cracks in waste side of 2 bathrooms		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		✗			
8	Are there any wall, window, basement or roof leaks?		✗			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	✗				Staff restroom closet
10	Are your elevators unreliable, with frequent service calls?		✗			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	✗				
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Portable Air conditioners used on 2nd floor because of issues with existing systems.
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		✗			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		✗			Building rebuilt in 2017. ADA updated then
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?		✗			



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Weller Road Elementary School

BV Project Number: 172559.25R000-128.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.		✗		Building rebuilt in 2017. ADA updated then
3	Has building management reported any accessibility-based complaints or litigation?		✗		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



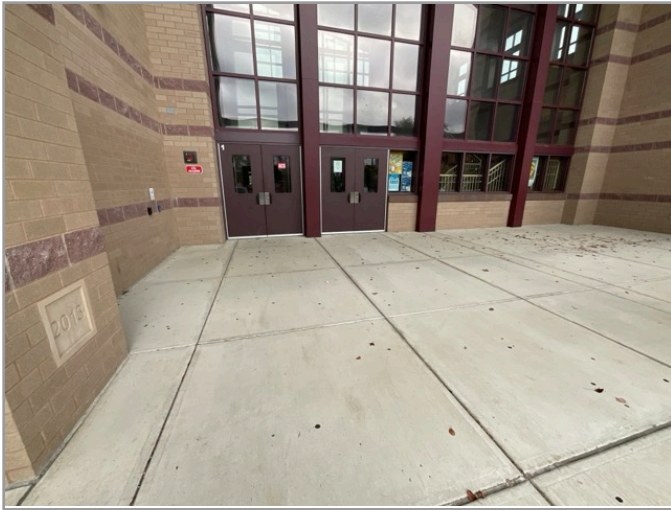
CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



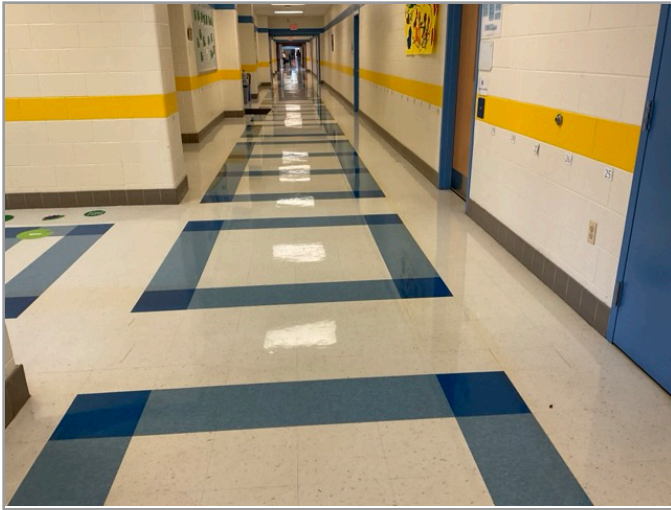
SIGNAGE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR 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 ?	✕			
8	Do public transaction areas have an accessible, lowered service counter section ?	✕			
9	Do public telephones appear mounted with an accessible height and location ?			✕	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	✕			
11	Do doors at interior accessible routes appear to have compliant hardware ?	✕			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	✕			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	✕			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



PLAYGROUND SURFACE

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

Appendix E:

Component Condition Report

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	Good	Slab-on-Grade, Concrete	92,000 SF	57	9953408
B1010	Throughout	Good	Structural Framing, Steel Columns & Beams	121,346 SF	57	9953409
B1020	Site	Good	Roof Structure, Pitched, Steel Light Gauge Trusses	900 SF	62	9899608
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick	20,600 SF	37	9899548
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	310	17	9899606
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	17	9913045
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	54	17	9899584
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	17	9899566
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	100,000 SF	8	9899549
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	1,000 SF	18	9899585
B3010	Roof	Fair	Green roof, Vegetation tray refurbishment	85,000 SF	5	9913018
Interiors						
C1030	Throughout Building	Good	Interior Door, Steel, Standard	54	27	9913050
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	134	27	9913032
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	80,400 SF	12	9913003
C1090	Throughout Building	Fair	Toilet Partitions, Plastic/Laminate	30	7	9913036
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	14 LF	7	9913081
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	167,500 SF	5	9899572
C2010	Throughout Building	Good	Wall Finishes, Ceramic Tile	72,800 SF	27	9913012
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	640 SF	5	9913051
C2030	Throughout Building	Good	Flooring, Quarry Tile	12,100 SF	37	9899560

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Rubber Tile	600 SF	5	9913090
C2030	Throughout Building	Good	Flooring, Ceramic Tile	18,200 SF	27	9913040
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	2,200 SF	17	9913017
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	3,600 SF	5	9913065
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	84,900 SF	10	9913074
C2050	Throughout Building	Fair	Ceiling Finishes, Plastic Fiberglass-Reinforced	2,000 SF	17	9913025
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,600 SF	5	9913052
Conveying						
D1010	107	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate [1]	1	17	9913087
D1010	Hallways & Common Areas	Fair	Elevator Cab Finishes, Economy	1	5	9913000
D1010	Hallways & Common Areas	Fair	Elevator Controls, Automatic, 1 Car	1	7	9913015
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	17	9913031
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	24	2	9913070
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	54	17	9913059
D2010	Mech Room 110	Fair	Water Heater, Gas, Commercial (200 MBH)	1	7	9936043
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	121,346 SF	27	9936035
D2010	Mech Room 110	Fair	Backflow Preventer, Domestic Water	1	17	9936045
D2010	Throughout Building	Fair	Shower, Valve & Showerhead	2	17	9913039
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	52	17	9913034
D2010	Mech Room 110	Fair	Backflow Preventer, Domestic Water	1	17	9935988
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	23	17	9913023
D2010	Nurse station	Fair	Emergency Plumbing Fixtures, Eye Wash	1	7	9913001
D2010	Trash Room	Fair	Water Heater, Gas, Tankless	1	2	9899570
D2010	Throughout Building	Fair	Urinal, Standard	9	17	9913066

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Service Sink, Floor	6	22	9899603
HVAC						
D3020	Receiving Room 176	Fair	Unit Heater, Electric	1	7	9935998
D3020	Trash Room	Fair	Unit Heater, Electric [EUH]	1	7	9899562
D3020	178	Fair	Unit Heater, Electric	1	7	9913020
D3020	Throughout Building	Fair	Unit Heater, Electric	7	7	9913062
D3020	Stairwells	Fair	Unit Heater, Electric	1	7	9935997
D3020	Mech Room 110	Fair	Boiler Supplemental Components, Shot Feed Tank	1	17	9936005
D3020	197	Fair	Unit Heater, Electric	1	7	9913075
D3020	Mech Room 110	Fair	Unit Heater, Electric [EUH]	1	7	9935979
D3020	176	Fair	Unit Heater, Electric	1	7	9913011
D3020	Mech Room 110	Good	Boiler Supplemental Components, Expansion Tank [ET-1]	1	27	9936006
D3020	Storage Room 120	Fair	Unit Heater, Electric	1	7	9936007
D3020	Mech Room 110	Fair	Unit Heater, Electric [EUH]	1	7	9935994
D3020	119	Fair	Unit Heater, Electric	1	7	9912996
D3020	Playgrounds Storage 164B	Fair	Unit Heater, Electric	1	7	9935990
D3030	Mech Room 200A	Fair	Heat Pump, Water Source, 5 TON [HP5-12]	1	7	9936020
D3030	Mech Room 212A	Fair	Heat Pump, Water Source, 5 TON [HP6-16]	1	7	9936022
D3030	Mech Room 126A	Fair	Heat Pump, Water Source, 5 TON [HP7-6]	1	7	9936027
D3030	Roof 2nd floor	Fair	Split System Ductless, Single Zone [HP-5]	1	3	9899553
D3030	170A	Fair	Heat Pump, Water Source, 5 TON [HP4-3]	1	7	9913064
D3030	Mech Room 231A	Fair	Heat Pump, Var Refrig Vol (VRV) [WCCU-5]	1	2	9936038
D3030	Mech Room 114A	Fair	Heat Pump, Water Source, 5 TON [HP6-1]	1	7	9935986
D3030	Mech Room 115A	Fair	Heat Pump, Water Source, 5 TON [HP6-2]	1	7	9936033
D3030	Mech Room 140A	Fair	Heat Pump, Water Source, 5 TON [HP5-2]	1	7	9936014

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mech Room 122B	Fair	Heat Pump, Water Source, 5 TON [HP7-2]	1	7	9935978
D3030	Mech Room 140A	Fair	Heat Pump, Water Source, 5 TON [HP5-1]	1	7	9936018
D3030	Mech Room 222A	Fair	Heat Pump, Water Source, 5 TON [HP6-17]	1	7	9935992
D3030	North Roof	Fair	Split System Ductless, Single Zone [AC-1]	1	3	9899582
D3030	Mech Room 130B	Fair	Heat Pump, Water Source, 5 TON [HP7-9]	1	7	9936040
D3030	Mech Room 219A	Fair	Heat Pump, Water Source, 5 TON [HP6-8]	1	7	9936031
D3030	Mech Room 227A	Fair	Heat Pump, Water Source, 5 TON [HP5-9]	1	7	9936004
D3030	Mech Room 152A	Fair	Heat Pump, Water Source, 5 TON [HP7-11]	1	7	9936010
D3030	Mech Room 112A	Fair	Heat Pump, Water Source, 5 TON [HP6-5]	1	7	9936036
D3030	Mech Room 137A	Fair	Heat Pump, Water Source, 5 TON [HP5-4]	1	7	9935983
D3030	Mech Room 175A	Fair	Heat Pump, Water Source, 5 TON [HP4-4]	1	7	9936001
D3030	Mech Room 202A	Fair	Heat Pump, Water Source, 5 TON [HP5-11]	1	7	9936039
D3030	Mech Room 118B	Fair	Heat Pump, Water Source, 5 TON [HP7-1]	1	7	9936019
D3030	Mech Room 147A	Fair	Heat Pump, Water Source, 5 TON [HP7-12]	1	7	9935977
D3030	Mech Room 123A	Fair	Heat Pump, Water Source, 5 TON [HP7-4]	1	7	9936050
D3030	102A	Fair	Heat Pump, Water Source, 5 TON	1	7	9913016
D3030	Mech Room 231A	Fair	Heat Pump, Water Source, 5 TON [HP5-7]	1	7	9935976
D3030	101B	Fair	Heat Pump, Water Source, 5 TON [HP1-2]	1	7	9913029
D3030	Mech Room 215A	Fair	Heat Pump, Water Source, 5 TON [HP6-11]	1	7	9936047
D3030	Mech Room 200A	Fair	Heat Pump, Water Source, 5 TON [HP5-13]	1	7	9936030
D3030	Mech Room 113A	Fair	Heat Pump, Water Source, 5 TON [HP6-3]	1	7	9936003
D3030	Mech Room 152A	Fair	Heat Pump, Water Source, 5 TON [HP7-10]	1	7	9936051
D3030	Mech Room 126A	Fair	Heat Pump, Water Source, 5 TON [HP7-7]	1	7	9935991
D3030	Roof 2nd floor	Fair	Split System Ductless, Single Zone [HP-6]	1	3	9899567
D3030	Mech Room 222A	Fair	Heat Pump, Water Source, 5 TON [HP6-9]	1	7	9935987

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mech Room 133A	Fair	Heat Pump, Var Refrig Vol (VRV) [WCCU-4]	1	2	9935989
D3030	Mech Room 157A	Fair	Heat Pump, Water Source, 5 TON [HP7-16]	1	7	9936017
D3030	Mech Room 218A	Fair	Heat Pump, Water Source, 5 TON [HP6-13]	1	7	9935996
D3030	Mech Room 144A	Fair	Heat Pump, Water Source, 5 TON [HP5-5]	1	7	9935995
D3030	174H mechanical	Fair	Heat Pump, Water Source, 5 TON [HP 2-1]	1	7	9912995
D3030	Mech Room 212A	Fair	Heat Pump, Water Source, 5 TON [HP6-15]	1	7	9935993
D3030	Mech Room 175A	Fair	Heat Pump, Water Source, 5 TON [HP4-5]	1	7	9936012
D3030	Mech Room 222A	Fair	Heat Pump, Water Source, 5 TON [HP6-10]	1	7	9936034
D3030	Mech Room 218A	Fair	Heat Pump, Water Source, 5 TON [HP6-14]	1	7	9935981
D3030	Mech Room 228A	Fair	Heat Pump, Water Source, 5 TON [HP5-8]	1	7	9936049
D3030	Mech Room 156A	Fair	Heat Pump, Water Source, 5 TON [HP7-15]	1	7	9936046
D3030	102A	Fair	Heat Pump, Water Source, 5 TON	1	7	9913010
D3030	101B	Fair	Heat Pump, Water Source, 5 TON [HP1-1]	1	7	9913089
D3030	Roof 2nd floor	Fair	Split System Ductless, Single Zone [HP-3]	1	3	9899565
D3030	Mech Room 201A	Fair	Heat Pump, Water Source, 10 TON [HP5-10]	1	7	9936008
D3030	Mech Room 147A	Fair	Heat Pump, Water Source, 5 TON [HP7-13]	1	7	9936029
D3030	Mech Room 232A	Fair	Heat Pump, Water Source, 5 TON [HP5-6]	1	7	9936024
D3030	Mech Room 112A	Fair	Heat Pump, Water Source, 5 TON [HP6-4]	1	7	9936021
D3030	Mech Room 133A	Fair	Heat Pump, Water Source, 5 TON [HP5-3]	1	7	9935985
D3030	166A	Fair	Heat Pump, Water Source, 5 TON [HP4-2]	1	7	9913007
D3030	101B	Fair	Heat Pump, Water Source, 7.5 TON	1	7	9913080
D3030	166A	Fair	Heat Pump, Water Source, 5 TON [HP4-1]	1	7	9913073
D3030	Mech Room 157A	Fair	Heat Pump, Water Source, 5 TON [HP7-17]	1	7	9936028
D3030	Mech Room 122B	Fair	Heat Pump, Water Source, 5 TON [HP7-3]	1	7	9936009
D3030	Roof 2nd floor	Fair	Split System Ductless, Single Zone [HP-4]	1	3	9899591

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Mech Room 123A	Fair	Heat Pump, Water Source, 5 TON [HP7-5]	1	7	9936015
D3030	Mech Room 156A	Fair	Heat Pump, Water Source, 5 TON [HP7-14]	1	7	9936032
D3030	Mech Room 222A	Fair	Heat Pump, Water Source, 5 TON [HP6-18]	1	7	9936002
D3030	East Lower Roof	Fair	Split System Ductless, Single Zone [HP-1]	1	3	9899551
D3030	103A	Fair	Heat Pump, Water Source, 5 TON [HP6-7]	1	7	9913030
D3030	Mech Room 215A	Fair	Heat Pump, Water Source, 5 TON [HP6-12]	1	7	9936044
D3030	106D	Fair	Heat Pump, Water Source, 5 TON	1	7	9913085
D3030	East Lower Roof	Fair	Split System Ductless, Single Zone	1	2	9899564
D3030	108A	Fair	Heat Pump, Water Source, 5 TON [HP6-6]	1	7	9913014
D3030	Mech Room 169A	Fair	Heat Pump, Var Refrig Vol (VRV) [WCCU-3]	1	2	9936013
D3030	106D	Fair	Heat Pump, Water Source, 5 TON	1	7	9913041
D3030	Mech Room 127A	Fair	Heat Pump, Water Source, 5 TON [HP7-8]	1	7	9936000
D3050	Mech Room 110	Fair	Pump, Distribution, HVAC Heating Water [P-1]	1	12	9936011
D3050	North Roof	Fair	Air Handler, Exterior AHU, 20001 to 25000 CFM [ERU-1]	1	2	9899571
D3050	East Lower Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-8]	1	17	9899592
D3050	North Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-5]	1	17	9899581
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	121,346 SF	17	9936041
D3050	Mech Room 110	Fair	Supplemental Components, Air Separator, HVAC [AS-1]	1	2	9935982
D3050	East Lower Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-9]	1	17	9899547
D3050	East Lower Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-1]	1	17	9899605
D3050	East Lower Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-7]	1	12	9899602
D3050	East Lower Roof	Fair	Air Handler, Exterior AHU [HV-1]	1	7	9899590
D3050	Mech Room 110	Fair	Pump, Distribution, HVAC Heating Water [P-2]	1	12	9936023
D3050	Roof 2nd floor	Fair	Air Handler, Exterior AHU [DOAS-3]	1	7	9899598
D3050	North Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-10]	1	12	9899557

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	East Lower Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	17	9899600
D3050	Roof 2nd floor	Fair	Air Handler, Interior AHU, Easy/Moderate Access [DOAS-2]	1	17	9899546
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	121,346 SF	27	9935984
D3050	Roof 2nd floor	Fair	Air Handler, Exterior AHU [DOAS-4]	1	7	9899594
D3060	207	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-17]	1	7	9913077
D3060	Trash Room	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	7	9899569
D3060	East Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EG-14]	1	7	9899587
D3060	East upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-2]	1	7	9899554
D3060	East upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	7	9899561
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	3	7	9913037
D3060	East Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-19]	1	7	9899595
D3060	Roof 2nd floor	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [EF-20]	1	7	9899583
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	121,346 SF	12	9935980
D4010	Mech Room 110	Fair	Backflow Preventer, Fire Suppression	1	17	9936026
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	14	5	9913033
Electrical						
D5010	178	Fair	Automatic Transfer Switch, ATS	1	12	9913055
D5010	178	Fair	Automatic Transfer Switch, ATS	1	12	9913021
D5010	Generator Paddock	Fair	Generator, Natural Gas	1	13	9899604
D5020	178	Fair	Distribution Panel, 277/480 V [MDPA]	1	17	9913022
D5020	178	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913091
D5020	118A	Fair	Distribution Panel, 120/208 V [PANEL NA]	1	17	9913006
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [K SEC 1]	1	17	9913013
D5020	118A	Fair	Distribution Panel, 120/208 V [PANEL NA]	1	17	9913042

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	178	Fair	Distribution Panel, 277/480 V [MDPB]	1	17	9913048
D5020	Storage Room 120	Fair	Distribution Panel, 120/208 V	1	11	9935999
D5020	207	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913026
D5020	106A	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913060
D5020	Kitchen	Fair	Distribution Panel, 120/208 V [K SEC 2]	1	17	9913044
D5020	178	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913068
D5020	178	Good	Switchboard, 277/480 V	1	27	9913027
D5020	148	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913038
D5020	Storage Room 120	Fair	Distribution Panel, 120/208 V	1	11	9936048
D5020	148	Fair	Distribution Panel, 277/480 V [MDPM]	1	17	9913019
D5020	195	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913008
D5020	178	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913076
D5020	178	Fair	Distribution Panel, 277/480 V [MDPC]	1	17	9913067
D5020	195	Fair	Distribution Panel, 120/208 V	1	17	9913088
D5020	178	Fair	Secondary Transformer, Dry, Stepdown	1	17	9913049
D5030	Mech Room 110	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD/P-2]	1	7	9936016
D5030	Mech Room 110	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD/P-1]	1	7	9936037
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	121,345 SF	27	9913057
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	121,346 SF	7	9913047
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	38	7	9899599
D5040	Throughout Building	Fair	Emergency & Exit Lighting, Exit Sign, LED	49	5	9913035
Fire Alarm & Electronic Systems						
D6030	Multi-Purpose Room	Fair	Sound System, Theater/Auditorium/Church	800 SF	7	9912997
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	121,345 SF	7	9913004
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	121,346 SF	7	9936025

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	121,346 SF	2	9913005
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	121,346 SF	7	9913063
D7050	178	Fair	Fire Alarm Panel, Fully Addressable	1	2	9913053
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	121,346 SF	2	9936042
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	9913043
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	9913028
E1030	East Lower Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9899552
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9913058
E1030	Nurse station	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	9913079
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	17	9913084
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	17	9913078
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9913024
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	9913061
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	9913071
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	7	9913009
E1030	Nurse station	Fair	Foodservice Equipment, Refrigerator, Undercounter 1-Door	1	2	9913056
E1030	East Lower Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	2	9899563
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	2	9913082
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	9913002
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	2	9913069
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	2	9912999
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	2	9913046
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	9913083
E1030	Trash Room	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	7	9899568

Component Condition Report | Weller Road Elementary School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	6	17	9913054
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	55 LF	7	9912994
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height	110 LF	7	9912998
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	1,050 LF	2	9913072
E2010	Throughout Building	Fair	Casework, Cabinetry, Economy	1,350 LF	7	9913086

Athletic, Recreational & Playfield Areas

G2050	Site portables	Good	Lake Dock/Pier, Decking & Structure, Wood Pile-Supported	140 SF	23	9899607
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Component Condition Report | Weller Road Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	MOD Classroom 1355	Good	Heat Pump, Packaged & Wall-Mounted	1	16	9935973
D3030	MOD Classroom 1356	Good	Heat Pump, Packaged & Wall-Mounted	1	16	9935971
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	28	9899550
F1020		Good	Ancillary Building, Classroom/Office Module, Standard/Permanent	3,500 SF	33	9899580
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Roadways, Signage, Guide & Directional, Replace/Install	45	1	9899589
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	68,000 SF	1	10089023
G2020		Fair	Parking Lots, Aggregate/Stone, Surface Gravel	13,000 SF	2	9913387
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	68,000 SF	2	9899597
G2030	Site	Good	Sidewalk, Concrete, Large Areas	30,500 SF	37	9899579
Athletic, Recreational & Playfield Areas						
G2050	Playgrounds	Fair	Play Structure, Multipurpose, Large	3	7	9935970
G2050	Site	Fair	Sports Apparatus, Soccer, Movable Practice Goal	2	2	9899573

Component Condition Report | Weller Road Elementary School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	7	9899593
G2050	Playgrounds	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	12,000 SF	3	9935972
G2050	Playgrounds	Fair	Play Structure, Multipurpose, Small	1	7	9935974
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	12	9899576
G2050	Playgrounds	Fair	Play Structure, Multipurpose, Medium	1	7	9935975
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	17	9899586
G2060	Site	Good	Fences & Gates, Fence, Metal Tube 4'	800 LF	27	9899574
G2060	Site	Fair	Bollard, Concrete or Metal	10	17	9899588
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	1	12	9899575
G2060	Site	Good	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	80 LF	27	9899556
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	1,500 LF	27	9899596
G2060	Site	Good	Fences & Gates, Fence, Chain Link 8'	400 LF	27	9899555
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	30	7	9899578
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,500 LF	27	9899559
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	7	9899558

Appendix F:

Replacement Reserves

Replacement Reserves Report



12/22/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Weller Road Elementary School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Weller Road Elementary School / Main Building	\$0	\$0	\$996,033	\$28,629	\$0	\$714,092	\$0	\$2,929,049	\$1,266,770	\$0	\$570,493	\$16,611	\$799,339	\$176,224	\$0	\$934,516	\$0	\$3,965,745	\$53,967	\$0	\$29,172	\$12,480,641
Weller Road Elementary School / Site	\$0	\$40,788	\$273,288	\$13,113	\$0	\$0	\$36,538	\$214,613	\$15,201	\$23,747	\$0	\$42,358	\$22,741	\$17,622	\$0	\$0	\$95,961	\$22,975	\$20,429	\$0	\$0	\$839,374
Grand Total	\$0	\$40,788	\$1,269,321	\$41,742	\$0	\$714,092	\$36,538	\$3,143,662	\$1,281,971	\$23,747	\$570,493	\$58,968	\$822,080	\$193,846	\$0	\$934,516	\$95,961	\$3,988,720	\$74,396	\$0	\$29,172	\$13,320,014

Weller Road Elementary School

Weller Road 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
B2020	Building Exterior	9899606	Window, Aluminum Double-Glazed, 16-25 SF, Replace		30	13	17	310	EA	\$950.00	\$294,500																	\$294,500				\$294,500
B2050	Building Exterior	9899584	Exterior Door, Steel, Standard, Replace		30	13	17	54	EA	\$600.00	\$32,400																	\$32,400				\$32,400
B2050	Building Exterior	9913045	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace		30	13	17	1	EA	\$3,200.00	\$3,200																	\$3,200				\$3,200
B2050	Building Exterior	9899566	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace		30	13	17	1	EA	\$3,200.00	\$3,200																	\$3,200				\$3,200
B3010	Roof	9913018	Green roof, Vegetation tray refurbishment		10	5	5	85000	SF	\$2.98	\$253,300					\$253,300									\$253,300							\$506,600
B3010	Roof	9899585	Roofing, Asphalt Shingle, 30-Year Premium, Replace		30	12	18	1000	SF	\$5.50	\$5,500																		\$5,500			\$5,500
B3010	Roof	9899549	Roofing, Modified Bitumen, Replace		20	12	8	100000	SF	\$10.00	\$1,000,000							\$1,000,000														\$1,000,000
C1070	Throughout Building	9913003	Suspended Ceilings, Acoustical Tile (ACT), Replace		25	13	12	80400	SF	\$3.50	\$281,400														\$281,400							\$281,400
C1090	Throughout Building	9913036	Toilet Partitions, Plastic/Laminate, Replace		20	13	7	30	EA	\$750.00	\$22,500							\$22,500														\$22,500
C1090	Throughout Building	9913081	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace		20	13	7	14	LF	\$500.00	\$7,000							\$7,000														\$7,000
C2010	Gymnasium	9913051	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace		15	10	5	640	SF	\$16.80	\$10,752					\$10,752														\$10,752		\$21,504
C2010	Throughout Building	9899572	Wall Finishes, any surface, Prep & Paint		10	5	5	167500	SF	\$1.50	\$251,250					\$251,250									\$251,250							\$502,500
C2030	Throughout Building	9913090	Flooring, Rubber Tile, Replace		15	10	5	600	SF	\$9.00	\$5,400					\$5,400														\$5,400		\$10,800
C2030	Throughout Building	9913074	Flooring, Vinyl Tile (VCT), Replace		15	5	10	84900	SF	\$5.00	\$424,500								\$424,500													\$424,500
C2030	Throughout Building	9913065	Flooring, Carpet, Commercial Standard, Replace		10	5	5	3600	SF	\$7.50	\$27,000					\$27,000									\$27,000							\$54,000
C2030	Gymnasium	9913017	Flooring, Maple Sports Floor, Replace		30	13	17	2200	SF	\$17.00	\$37,400																\$37,400					\$37,400
C2050	Throughout Building	9913025	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace		30	13	17	2000	SF	\$4.50	\$9,000																\$9,000					\$9,000
C2050	Throughout Building	9913052	Ceiling Finishes, any flat surface, Prep & Paint		10	5	5	20600	SF	\$2.00	\$41,200					\$41,200									\$41,200							\$82,400
D1010	Hallways & Common Areas	9913000	Elevator Cab Finishes, Economy, Replace		10	5	5	1	EA	\$3,000.00	\$3,000					\$3,000									\$3,000							\$6,000
D1010	Hallways & Common Areas	9913015	Elevator Controls, Automatic, 1 Car, Replace		20	13	7	1	EA	\$5,000.00	\$5,000							\$5,000														\$5,000
D1010	107	9913087	Passenger Elevator, Hydraulic, 2 Floors, Renovate		30	13	17	1	EA	\$55,000.00	\$55,000																\$55,000					\$55,000
D2010	Trash Room	9899570	Water Heater, Gas, Tankless, Replace		15	13	2	1	EA	\$1,600.00	\$1,600			\$1,600													\$1,600					\$3,200
D2010	Mech Room 110	9936043	Water Heater, Gas, Commercial (200 MBH), Replace		20	13	7	1	EA	\$16,600.00	\$16,600							\$16,600														\$16,600
D2010	Mech Room 110	9936045	Backflow Preventer, Domestic Water, Replace		30	13	17	1	EA	\$1,400.00	\$1,400															\$1,400						\$1,400
D2010	Mech Room 110	9935988	Backflow Preventer, Domestic Water, Replace		30	13	17	1	EA	\$6,600.00	\$6,600															\$6,600						\$6,600
D2010	Hallways & Common Areas	9913070	Drinking Fountain, Wall-Mounted, Single-Level, Replace		15	13	2	24	EA	\$1,200.00	\$28,800			\$28,800												\$28,800						\$57,600
D2010	Nurse station	9913001	Emergency Plumbing Fixtures, Eye Wash, Replace		20	13	7	1	EA	\$1,500.00	\$1,500							\$1,500														\$1,500
D2010	Throughout Building	9913031	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	13	17	1	EA	\$1,700.00	\$1,700																\$1,700					\$1,700
D2010	Throughout Building	9913059	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace		30	13	17	54	EA	\$1,700.00	\$91,800																\$91,800					\$91,800
D2010	Throughout Building	9913039	Shower, Valve & Showerhead, Replace		30	13	17	2	EA	\$800.00	\$1,600																\$1,600					\$1,600
D2010	Throughout Building	9913034	Toilet, Commercial Water Closet, Replace		30	13	17	52	EA	\$1,300.00	\$67,600																\$67,600					\$67,600
D2010	Throughout Building	9913023	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	13	17	23	EA	\$1,200.00	\$27,600																\$27,600					\$27,600
D2010	Throughout Building	9913066	Urinal, Standard, Replace		30	13	17	9	EA	\$1,100.00	\$9,900																\$9,900					\$9,900
D3020	Receiving Room 176	9935998	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Trash Room	9899562	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	178	9913020	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Throughout Building	9913062	Unit Heater, Electric, Replace		20	13	7	7	EA	\$1,800.00	\$12,600							\$12,600														\$12,600
D3020	Stairwells	9935997	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	197	9913075	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Mech Room 110	9935979	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	176	9913011	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Storage Room 120	9936007	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Mech Room 110	9935994	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	119	9912996	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Playgrounds Storage 164B	9935990	Unit Heater, Electric, Replace		20	13	7	1	EA	\$1,800.00	\$1,800							\$1,800														\$1,800
D3020	Mech Room 110	9936005	Boiler Supplemental Components, Shot Feed Tank, Replace		30	13	17	1	EA	\$1,520.00	\$1,520																\$1,520					\$1,520
D3030	Mech Room 231A	9936038	Heat Pump, Var Refrig Vol (VRV), Replace		15	13	2	1	EA	\$44,000.00	\$44,000			\$44,000													\$44,000					\$88,000

Replacement Reserves Report



12/22/2025

Format	Code	Location	Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3030		Mech Room 133A		9935989	Heat Pump, Var Refrig Vol (VRV), Replace	15	13	2	1	EA	\$44,000.00	\$44,000				\$44,000															\$44,000				\$88,000
D3030		East Lower Roof		9899564	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800				\$9,600
D3030		Mech Room 169A		9936013	Heat Pump, Var Refrig Vol (VRV), Replace	15	13	2	1	EA	\$44,000.00	\$44,000				\$44,000															\$44,000				\$88,000
D3030		Roof 2nd floor		9899553	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800				\$9,600
D3030		North Roof		9899582	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500															\$3,500				\$7,000
D3030		Roof 2nd floor		9899567	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800				\$9,600
D3030		Roof 2nd floor		9899565	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800				\$9,600
D3030		Roof 2nd floor		9899591	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$4,800.00	\$4,800				\$4,800															\$4,800				\$9,600
D3030		East Lower Roof		9899551	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500															\$3,500				\$7,000
D3030		Mech Room 200A		9936020	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 212A		9936022	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 126A		9936027	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		170A		9913064	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 114A		9935986	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 115A		9936033	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 140A		9936014	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 122B		9935978	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 140A		9936018	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 222A		9935992	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 130B		9936040	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 219A		9936031	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 227A		9936004	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 152A		9936010	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 112A		9936036	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 137A		9935983	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 175A		9936001	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 202A		9936039	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 118B		9936019	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 147A		9935977	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 123A		9936050	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		102A		9913016	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 231A		9935976	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		101B		9913029	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 215A		9936047	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 200A		9936030	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 113A		9936003	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 152A		9936051	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 126A		9935991	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 222A		9935987	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 157A		9936017	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 218A		9935996	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 144A		9935995	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		174H mechanical		9912995	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 212A		9935993	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 175A		9936012	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 222A		9936034	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 218A		9935981	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 228A		9936049	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 156A		9936046	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		102A		9913010	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		101B		9913089	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 201A		9936008	Heat Pump, Water Source, 10 TON, Replace	20	13	7	1	EA	\$11,800.00	\$11,800								\$11,800															\$11,800
D3030		Mech Room 147A		9936029	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 232A		9936024	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900															\$5,900
D3030		Mech Room 112A		9936021	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900																							



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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	
D3030	166A	9913007	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	101B	9913080	Heat Pump, Water Source, 7.5 TON, Replace	20	13	7	1	EA	\$10,900.00	\$10,900								\$10,900														\$10,900	
D3030	166A	9913073	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 157A	9936028	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 122B	9936009	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 123A	9936015	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 156A	9936032	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 222A	9936002	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	103A	9913030	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 215A	9936044	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	106D	9913085	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	108A	9913014	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	106D	9913041	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3030	Mech Room 127A	9936000	Heat Pump, Water Source, 5 TON, Replace	20	13	7	1	EA	\$5,900.00	\$5,900								\$5,900														\$5,900	
D3050	Mech Room 110	9935982	Supplemental Components, Air Separator, HVAC, Replace	15	13	2	1	EA	\$7,300.00	\$7,300			\$7,300																\$7,300				\$14,600
D3050	Mech Room 110	9936011	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	\$34,700.00	\$34,700													\$34,700									\$34,700	
D3050	Mech Room 110	9936023	Pump, Distribution, HVAC Heating Water, Replace	25	13	12	1	EA	\$34,700.00	\$34,700													\$34,700									\$34,700	
D3050	North Roof	9899571	Air Handler, Exterior AHU, 20001 to 25000 CFM, Replace	20	18	2	1	EA	\$104,000.00	\$104,000			\$104,000																			\$104,000	
D3050	East Lower Roof	9899590	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$84,000.00	\$84,000								\$84,000														\$84,000	
D3050	Roof 2nd floor	9899598	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$37,200.00	\$37,200									\$37,200													\$37,200	
D3050	Roof 2nd floor	9899594	Air Handler, Exterior AHU, Replace	20	13	7	1	EA	\$37,200.00	\$37,200									\$37,200													\$37,200	
D3050	East Lower Roof	9899602	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000	
D3050	North Roof	9899557	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	13	12	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000	
D3050	East Lower Roof	9899592	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$40,000.00	\$40,000																		\$40,000					\$40,000
D3050	North Roof	9899581	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$31,000.00	\$31,000																		\$31,000					\$31,000
D3050	Throughout Building	9936041	HVAC System, Ductwork, Medium Density, Replace	30	13	17	121346	SF	\$4.00	\$485,384																		\$485,384					\$485,384
D3050	East Lower Roof	9899547	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$70,000.00	\$70,000																		\$70,000					\$70,000
D3050	East Lower Roof	9899605	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$31,000.00	\$31,000																		\$31,000					\$31,000
D3050	East Lower Roof	9899600	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$31,000.00	\$31,000																		\$31,000					\$31,000
D3050	Roof 2nd floor	9899546	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	13	17	1	EA	\$31,000.00	\$31,000																		\$31,000					\$31,000
D3060	207	9913077	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D3060	Trash Room	9899569	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D3060	East Lower Roof	9899587	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D3060	East upper Roof	9899554	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400															\$1,400
D3060	East upper Roof	9899561	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400								\$1,400															\$1,400
D3060	East Lower Roof	9899595	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D3060	Roof 2nd floor	9899583	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	\$1,200.00	\$1,200								\$1,200															\$1,200
D3060	Kitchen	9913037	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	13	7	3	EA	\$1,500.00	\$4,500								\$4,500															\$4,500
D4010	Throughout Building	9935980	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	13	12	121346	SF	\$1.07	\$129,840												\$129,840											\$129,840
D4010	Mech Room 110	9936026	Backflow Preventer, Fire Suppression, Replace	30	13	17	1	EA	\$10,500.00	\$10,500																		\$10,500					\$10,500
D4030	Throughout Building	9913033	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	14	EA	\$150.00	\$2,100						\$2,100										\$2,100							\$4,200
D5010	Generator Paddock	9899604	Generator, Natural Gas, Replace	25	12	13	1	EA	\$120,000.00	\$120,000													\$120,000										\$120,000
D5010	178	9913055	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	\$25,000.00	\$25,000												\$25,000											\$25,000
D5010	178	9913021	Automatic Transfer Switch, ATS, Replace	25	13	12	1	EA	\$25,000.00	\$25,000												\$25,000											\$25,000
D5020	178	9913091	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$25,000.00	\$25,000																		\$25,000					\$25,000
D5020	207	9913026	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000					\$10,000
D5020	106A	9913060	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$7,600.00	\$7,600																		\$7,600					\$7,600
D5020	178	9913068	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000					\$10,000
D5020	148	9913038	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000					\$10,000
D5020	195	9913008	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$20,000.00	\$20,000																		\$20,000					\$20,000
D5020	178	9913076	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000					\$10,000
D5020	178	9913049	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000					\$6,000
D5020	Storage Room 120	9935999	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000											\$6,000
D5020	Storage Room 120	9936048	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$6,000.00	\$6,000												\$6,000											\$6,000
D5020	178	9913022	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000					\$10,000
D5020	118A	9913006	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000					\$6,000

Replacement Reserves Report



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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
D5020	Kitchen	9913013	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$2,000.00	\$2,000																		\$2,000				\$2,000
D5020	118A	9913042	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000
D5020	178	9913048	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5020	Kitchen	9913044	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000
D5020	148	9913019	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5020	178	9913067	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$10,000.00	\$10,000																		\$10,000				\$10,000
D5020	195	9913088	Distribution Panel, 120/208 V, Replace	30	13	17	1	EA	\$6,000.00	\$6,000																		\$6,000				\$6,000
D5030	Mech Room 110	9936016	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$30,000.00	\$30,000								\$30,000														\$30,000
D5030	Mech Room 110	9936037	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	\$30,000.00	\$30,000								\$30,000														\$30,000
D5040	Throughout Building	9913035	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	5	5	49	EA	\$220.00	\$10,780						\$10,780										\$10,780						\$21,560
D5040	Throughout Building	9913047	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	121346	SF	\$4.50	\$546,057								\$546,057														\$546,057
D5040	Building Exterior	9899599	Exterior Light, any type, w/ LED Replacement, Replace	20	13	7	38	EA	\$800.00	\$30,400								\$30,400														\$30,400
D6030	Multi-Purpose Room	9912997	Sound System, Theater/Auditorium/Church, Replace	20	13	7	800	SF	\$1.50	\$1,200								\$1,200														\$1,200
D6060	Throughout Building	9913004	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	121345	SF	\$1.65	\$200,219								\$200,219														\$200,219
D6060	Throughout Building	9936025	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	121346	SF	\$1.65	\$200,221								\$200,221														\$200,221
D7030	Throughout Building	9913005	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	13	2	121346	SF	\$2.00	\$242,692			\$242,692															\$242,692				\$485,384
D7050	178	9913053	Fire Alarm Panel, Fully Addressable, Replace	15	13	2	1	EA	\$15,000.00	\$15,000			\$15,000															\$15,000				\$30,000
D7050	Throughout Building	9913063	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	121346	SF	\$3.00	\$364,038								\$364,038														\$364,038
D8010	Throughout Building	9936042	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	13	2	121346	SF	\$2.50	\$303,365			\$303,365															\$303,365				\$606,730
E1030	Kitchen	9913043	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700															\$1,700				\$3,400
E1030	Kitchen	9913028	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600				\$7,200
E1030	East Lower Roof	9899552	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300															\$6,300				\$12,600
E1030	Nurse station	9913079	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700				\$5,400
E1030	Kitchen	9913061	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700				\$5,400
E1030	Kitchen	9913071	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600				\$9,200
E1030	Nurse station	9913056	Foodservice Equipment, Refrigerator, Undercounter 1-Door, Replace	15	13	2	1	EA	\$1,100.00	\$1,100			\$1,100															\$1,100				\$2,200
E1030	East Lower Roof	9899563	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$6,300.00	\$6,300			\$6,300															\$6,300				\$12,600
E1030	Kitchen	9913082	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	13	2	1	EA	\$4,600.00	\$4,600			\$4,600															\$4,600				\$9,200
E1030	Kitchen	9913002	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600				\$7,200
E1030	Kitchen	9913069	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	13	2	1	EA	\$3,600.00	\$3,600			\$3,600															\$3,600				\$7,200
E1030	Kitchen	9912999	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	13	2	1	EA	\$3,300.00	\$3,300			\$3,300															\$3,300				\$6,600
E1030	Kitchen	9913046	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	13	2	1	EA	\$2,700.00	\$2,700			\$2,700															\$2,700				\$5,400
E1030	Kitchen	9913058	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600											\$5,600					\$11,200
E1030	Kitchen	9913024	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600											\$5,600					\$11,200
E1030	Kitchen	9913009	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	\$15,000.00	\$15,000								\$15,000														\$15,000
E1030	Kitchen	9913083	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$25,000.00	\$25,000								\$25,000														\$25,000
E1030	Trash Room	9899568	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	13	7	1	EA	\$13,000.00	\$13,000								\$13,000														\$13,000
E1030	Kitchen	9913084	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	13	17	1	EA	\$1,600.00	\$1,600																		\$1,600				\$1,600
E1030	Kitchen	9913078	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																		\$2,500				\$2,500
E1070	Gymnasium	9913054	Basketball Backboard, Wall-Mounted, Fixed, Fixed	30	13	17	6	EA	\$3,580.00	\$21,480																		\$21,480				\$21,480
E2010	Throughout Building	9913072	Casework, Countertop, Plastic Laminate, Replace	15	13	2	1050	LF	\$50.00	\$52,500			\$52,500															\$52,500				\$105,000
E2010	Library	9912994	Library Shelving, Double-Faced, up to 90" Height, Replace	20	13	7	55	LF	\$480.00	\$26,400								\$26,400														\$26,400
E2010	Library	9912998	Library Shelving, Single-Faced, up to 90" Height, up to 90" Height, Replace	20	13	7	110	LF	\$330.00	\$36,300								\$36,300														\$36,300
E2010	Throughout Building	9913086	Casework, Cabinetry, Economy, Replace	20	13	7	1350	LF	\$175.00	\$236,250								\$236,250														\$236,250
Totals, Unescalated											\$0	\$0	\$938,857	\$26,200	\$0	\$615,982	\$0	\$2,381,585	\$1,000,000	\$0	\$424,500	\$12,000	\$560,640	\$120,000	\$0	\$599,830	\$0	\$2,399,341	\$31,700	\$0	\$16,152	\$9,126,787
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$996,033	\$28,629	\$0	\$714,092	\$0	\$2,929,049	\$1,266,770	\$0	\$570,493	\$16,611	\$799,339	\$176,224	\$0	\$934,516	\$0	\$3,965,745	\$53,967	\$0	\$29,172	\$12,480,641

Weller Road 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
D3030	MOD Classroom 1355	9935973	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$5,500.00	\$5,500																	\$5,500					\$5,500
D3030	MOD Classroom 1356	9935971	Heat Pump, Packaged & Wall-Mounted, Replace	20	4	16	1	EA	\$5,500.00	\$5,500																	\$5,500					\$5,500
G2010	Site	9899589	Roadways, Signage, Guide & Directional, Replace/Install	20	19	1	45	EA	\$200.00	\$9,000		\$9,000																				\$9,000
G2020	Site	10089023	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	68000	SF	\$0.45	\$30,600		\$30,600				\$30,600				\$30,600						\$30,600						\$122,400
G2020	Site	9913387	Parking Lots, Aggregate/Stone, Surface Gravel	7	5	2	13000	SF	\$1.40	\$18,200			\$18,200					\$18,200								\$18,200						\$54,600
G2020	Site	9899597	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	68000	SF	\$3.50	\$238,000			\$238,000																			\$238,000
G2050	Site	9899573	Sports Apparatus, Soccer, Movable Practice Goal, Replace	15	13	2	2	EA	\$700.00	\$1,400			\$1,400													\$1,400						\$2,800



12/22/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Site	9899593	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	13	7	2	EA	\$5,000.00	\$10,000								\$10,000														\$10,000
G2050	Site	9899576	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	3	EA	\$4,750.00	\$14,250												\$14,250										\$14,250
G2050	Playgrounds	9935972	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	12000	SF	\$1.00	\$12,000				\$12,000					\$12,000				\$12,000					\$12,000				\$48,000
G2050	Playgrounds	9935970	Play Structure, Multipurpose, Large, Replace	20	13	7	3	EA	\$35,000.00	\$105,000								\$105,000														\$105,000
G2050	Playgrounds	9935974	Play Structure, Multipurpose, Small, Replace	20	13	7	1	EA	\$10,000.00	\$10,000								\$10,000														\$10,000
G2050	Playgrounds	9935975	Play Structure, Multipurpose, Medium, Replace	20	13	7	1	EA	\$20,000.00	\$20,000								\$20,000														\$20,000
G2060	Site	9899575	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	13	12	1	EA	\$1,700.00	\$1,700												\$1,700										\$1,700
G2060	Site	9899578	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	13	7	30	EA	\$150.00	\$4,500								\$4,500														\$4,500
G2060	Site	9899586	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	13	7	1	EA	\$25,000.00	\$25,000								\$25,000														\$25,000
G2060	Site	9899586	Flagpole, Metal, Replace	30	13	17	1	EA	\$2,500.00	\$2,500																		\$2,500				\$2,500
G2060	Site	9899588	Bollard, Concrete or Metal, Replace	30	13	17	10	EA	\$1,000.00	\$10,000																		\$10,000				\$10,000
Totals, Unescalated											\$0	\$39,600	\$257,600	\$12,000	\$0	\$0	\$30,600	\$174,500	\$12,000	\$18,200	\$0	\$30,600	\$15,950	\$12,000	\$0	\$0	\$59,800	\$13,900	\$12,000	\$0	\$0	\$688,750
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$40,788	\$273,288	\$13,113	\$0	\$0	\$36,538	\$214,613	\$15,201	\$23,747	\$0	\$42,358	\$22,741	\$17,622	\$0	\$0	\$95,961	\$22,975	\$20,429	\$0	\$0	\$839,374

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	9913015	D1010	Elevator Controls	Automatic, 1 Car		Weller Road Elementary School / Main Building	Hallways & Common Areas	No dataplate	No dataplate	No dataplate	2013		
2	9913087	D1010	Passenger Elevator [1]	Hydraulic, 2 Floors	2500 LB	Weller Road Elementary School / Main Building	107	No dataplate	No dataplate	No dataplate	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9936043	D2010	Water Heater	Gas, Commercial (200 MBH)	100 GAL	Weller Road Elementary School / Main Building	Mech Room 110	A. O. Smith	BTH 199 100	1236M000169	2013		
2	9899570	D2010	Water Heater	Gas, Tankless	5 GPM	Weller Road Elementary School / Main Building	Trash Room	A. O. Smith	ATI0710A 100	1240A009613	2013		
3	9936045	D2010	Backflow Preventer	Domestic Water	4 IN	Weller Road Elementary School / Main Building	Mech Room 110	Wilkins Zurn	No dataplate	8659350	2013		
4	9935988	D2010	Backflow Preventer	Domestic Water	4 IN	Weller Road Elementary School / Main Building	Mech Room 110	Wilkins Zurn	350	J42254	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9935998	D3020	Unit Heater	Electric	3.3 kW	Weller Road Elementary School / Main Building	Receiving Room 176	Taskmaster	Inaccessible	Inaccessible	2013		
2	9913020	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	178	TPI Corp	P3P5105CA1N	NA	2013		
3	9913062	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible	2013		7
4	9935997	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	Stairwells	Inaccessible	Inaccessible	Inaccessible	2013		
5	9913075	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	197	TPI Corp	G1G5103N	NA	2013		
6	9913011	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	176	TPI Corp	G1G5103N	NA	2013		
7	9936007	D3020	Unit Heater	Electric	3.3 kW	Weller Road Elementary School / Main Building	Storage Room 120	Taskmaster	Inaccessible	Inaccessible	2013		
8	9912996	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	119	TPI	F1F5103N	NA	2013		
9	9935990	D3020	Unit Heater	Electric	5 kW	Weller Road Elementary School / Main Building	Playgrounds Storage 164B	Inaccessible	Inaccessible	Inaccessible	2013		
10	9899562	D3020	Unit Heater [EUH]	Electric	5 kW	Weller Road Elementary School / Main Building	Trash Room	TPI Corp	P3P5105CA1N	NA	2013		
11	9935979	D3020	Unit Heater [EUH]	Electric	3.3 kW	Weller Road Elementary School / Main Building	Mech Room 110	Taskmaster	G1G5103N	NA	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9935994	D3020	Unit Heater [EUH]	Electric	3.3 kW	Weller Road Elementary School / Main Building	Mech Room 110	Taskmaster	G1G5103N	NA	2013		
13	9936006	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	340 GAL	Weller Road Elementary School / Main Building	Mech Room 110	Armstrong	A1400-L	706578	2013		
14	9935973	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Weller Road Elementary School / Site	MOD Classroom 1355	Bard Manufacturing Company	T42S1DA10RMXXXE	391K213891606-02	2021		
15	9935971	D3030	Heat Pump	Packaged & Wall-Mounted	3.5 TON	Weller Road Elementary School / Site	MOD Classroom 1356	Bard Manufacturing Company	T42S1DA10RMXXXE EHT0SH-A10B	391K213891600-02	2021		
16	9913016	D3030	Heat Pump	Water Source, 5 TON		Weller Road Elementary School / Main Building	102A	Daikin Industries	RWEYQ72PTJU	A000418	2013		
17	9913010	D3030	Heat Pump	Water Source, 5 TON	6	Weller Road Elementary School / Main Building	102A	Daikin Industries	RWEYQ72PTJU	A000437	2013		
18	9913085	D3030	Heat Pump	Water Source, 5 TON	6 TON	Weller Road Elementary School / Main Building	106D	Daikin Industries	RWEYQ72PTJU	A000466	2013		
19	9913041	D3030	Heat Pump	Water Source, 5 TON	6 TON	Weller Road Elementary School / Main Building	106D	Daikin Industries	RWEYQ72PTJU	A000419	2013		
20	9913080	D3030	Heat Pump	Water Source, 7.5 TON	7	Weller Road Elementary School / Main Building	101B	Daikin Industries	RWEYQ84PTJU	A000734	2013		
21	9912995	D3030	Heat Pump [HP 2-1]	Water Source, 5 TON	4 TON	Weller Road Elementary School / Main Building	174H mechanical	McQuay	W.VFW.1.048.B.K.Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYYY.A.Y.YYY	AUBU123401142	2013		
22	9913089	D3030	Heat Pump [HP1-1]	Water Source, 5 TON	4 TON	Weller Road Elementary School / Main Building	101B	McQuay	W.VFW.1.048.B.K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYYY.A.4.YYY	AUBU123401139	2013		
23	9913029	D3030	Heat Pump [HP1-2]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	101B	McQuay	M.VFW.1.036.B.K.Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYYY.A.Y.YYY	AUBU123500702	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
24	9913073	D3030	Heat Pump [HP4-1]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	166A	McQuay	W.VFW. 1.036.B.K.Y.L.T.04.YY. B. C. Y. YY.V.YYY.YYY.YYY.A.Y.YYY	AUBU123500701	2013		
25	9913007	D3030	Heat Pump [HP4-2]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	166A	McQuay	W.VFW. 1.036.B.K. Y. R. T. 04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	AUBU123401147	2013		
26	9913064	D3030	Heat Pump [HP4-3]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	170A	McQuay	W.VFW.1.036.B.K.Y.L. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	AUBU123401175	2013		
27	9936001	D3030	Heat Pump [HP4-4]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 175A	McQuay	W.VFW.1.036.B.K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 400	2013		
28	9936012	D3030	Heat Pump [HP4-5]	Water Source, 5 TON	2 TON	Weller Road Elementary School / Main Building	Mech Room 175A	McQuay	W.VFW.1.024.B.J.Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200100	2013		
29	9936018	D3030	Heat Pump [HP5-1]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 140A	McQuay	W.VFW.1.036.B.K.Y.R.T.04.YY.B.C.Y.YY.Y.YYY.YYY.YYY.A.4.YYY	E019974200 200	2013		
30	9936008	D3030	Heat Pump [HP5-10]	Water Source, 10 TON	10 TON	Weller Road Elementary School / Main Building	Mech Room 201A	McQuay	W. LVM. 1. 120. B. Y. S. Y. Y. Y. K. Y. Y. F. 02.YY. A. C. Y. YY.R.YYY.YYY.Y	E019974200700	2013		
31	9936039	D3030	Heat Pump [HP5-11]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 202A	McQuay	W.VFW.1.036.B.K.Y.R. T.04.YY.B.C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200200	2013		
32	9936020	D3030	Heat Pump [HP5-12]	Water Source, 5 TON		Weller Road Elementary School / Main Building	Mech Room 200A	McQuay	W.VFW.1.036.B.K.Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200800	2013		
33	9936030	D3030	Heat Pump [HP5-13]	Water Source, 5 TON	3 MBH	Weller Road Elementary School / Main Building	Mech Room 200A	McQuay	W.VFW.1.036.B.K.Y.R. T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200200	2013		
34	9936014	D3030	Heat Pump [HP5-2]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 140A	McQuay	W.VFW.1.036.B.K. Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E0 19974200 800	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
35	9935985	D3030	Heat Pump [HP5-3]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 133A	McQuay	W.VFW.1.036.B.K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 200	2013		
36	9935983	D3030	Heat Pump [HP5-4]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 137A	McQuay	W.VFW.1.036.B.K. Y. L. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 900	2013		
37	9935995	D3030	Heat Pump [HP5-5]	Water Source, 5 TON	5 TON	Weller Road Elementary School / Main Building	Mech Room 144A	McQuay	W.VFW.1.060.B.K.Y.L.T.04.YY.B.C.V.VV.9.YYY.YYY.YYY.A.Y.YYY	E019974200600	2013		
38	9936024	D3030	Heat Pump [HP5-6]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 232A	McQuay	W.VFW.1.036.B.K. Y.L. T. 04. YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200900	2013		
39	9935976	D3030	Heat Pump [HP5-7]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 231A	McQuay	W.VFW.1.036.B.K.Y.L.T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 900	2013		
40	9936049	D3030	Heat Pump [HP5-8]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 228A	McQuay	W.VFW.1.036.B.K.Y.L.T.04.YY. B. C. Y. VY.V.YYY.YYY.YYY.A.Y.YYY	E019974200 900	2013		
41	9936004	D3030	Heat Pump [HP5-9]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 227A	McQuay	W. VFW. 1.036.B.K. Y. R. T. 04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 300	2013		
42	9935986	D3030	Heat Pump [HP6-1]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 114A	McCall	W.VFW.1.036.B.K. Y. L. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974201000	2013		
43	9936034	D3030	Heat Pump [HP6-10]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 222A	McQuay	W.VFW.1.036.B.K. Y.R. T.04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E0 1997 4200 300	2013		
44	9936047	D3030	Heat Pump [HP6-11]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 215A	McQuay	M.VFW.1.036.B.K.Y.R.T.04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 300	2013		
45	9936044	D3030	Heat Pump [HP6-12]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 215A	McQuay	W.VFW.1.036.B.K. Y.L. T.04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 900	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	9935996	D3030	Heat Pump [HP6-13]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 218A	McQuay	NA	NA	2013		
47	9935981	D3030	Heat Pump [HP6-14]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 218A	McQuay	W.VFW.1.036.B.K.Y.R.T.04.YY.B.C. Y. VY.Y.YYY.WWW.YYY.A.Y.YYY	E019974200 300	2013		
48	9935993	D3030	Heat Pump [HP6-15]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 212A	McQuay	W.VFW.1.036.B.K. Y. L. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974201000	2013		
49	9936022	D3030	Heat Pump [HP6-16]	Water Source, 5 TON		Weller Road Elementary School / Main Building	Mech Room 212A	McQuay	W.VFH. 1.036.B.K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 300	2013		
50	9935992	D3030	Heat Pump [HP6-17]	Water Source, 5 TON		Weller Road Elementary School / Main Building	Mech Room 222A				2013		
51	9936002	D3030	Heat Pump [HP6-18]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 222A	McQuay	W.VFW.1.036.8.K.Y.R.T.04.YY.B.C.Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200300	2013		
52	9936033	D3030	Heat Pump [HP6-2]	Water Source, 5 TON	4 TON	Weller Road Elementary School / Main Building	Mech Room 115A	McQuay	M.VFW.1.048.B.K. Y.R. T.04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200500	2013		
53	9936003	D3030	Heat Pump [HP6-3]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 113A	McQuay	W.VFW.1.036.8.K.Y.R. T.04.YY. B. C. Y. VY.V.YYY.YYY.YYY.A.Y.YYY	E019974200 400	2013		
54	9936021	D3030	Heat Pump [HP6-4]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 112A	McQuay	W.VFW.1.036.B.K. Y. L. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974201000	2013		
55	9936036	D3030	Heat Pump [HP6-5]	Water Source, 5 TON		Weller Road Elementary School / Main Building	Mech Room 112A	McQuay	W.VFW.1.036.B.K.Y.R.T.04.YY.B.C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 400	2013		
56	9913014	D3030	Heat Pump [HP6-6]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	108A	McQuay	W.VFW.1.036.B.K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	AUBU123401154	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	9913030	D3030	Heat Pump [HP6-7]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	103A	McQuay	W.VFW.1.036.B. K. Y. R. T. 04.YY. B. C. Y. YY.Y.YYY.YYY.YYY.A.Y.YYY	AUBU123401149	2013		
58	9936031	D3030	Heat Pump [HP6-8]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 219A	McQuay	W.VFW.1.036.B.K.Y.R.T.04.YY. B. C. Y. VY.Y.YYY.YYY.YYY.A.Y.YYY	E019974200 300	2013		
59	9935987	D3030	Heat Pump [HP6-9]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 222A	McQuay	W.VFW.1.036.B.K. Y.L.T.04.YY. B. C. Y. VY.Y.YYY.YYY.VVV.A.Y.YYY	E0 1997 4200 900	2013		
60	9936019	D3030	Heat Pump [HP7-1]	Water Source, 5 TON	3.5	Weller Road Elementary School / Main Building	Mech Room 118B	Trane	WPVJ04231D02A0TRC010000200001000000	W07A00849	2013		
61	9936051	D3030	Heat Pump [HP7-10]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 152A	Trane	WPVJ03611D02A0TRC010000200001000000 H	W07A02551	2013		
62	9936010	D3030	Heat Pump [HP7-11]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 152A	Trane	WPVJ03611D02A0TLC010000200001000000 H	W07A00846	2013		
63	9935977	D3030	Heat Pump [HP7-12]	Water Source, 5 TON	1 TON	Weller Road Elementary School / Main Building	Mech Room 147A	Trane	GEVB01211Q01A0TLC010000200001000000	W06M73099	2013		
64	9936029	D3030	Heat Pump [HP7-13]	Water Source, 5 TON	2.5 TON	Weller Road Elementary School / Main Building	Mech Room 147A	Trane	WPVJ02411002A0TLC010000200001000000	W07A00840	2013		
65	9936032	D3030	Heat Pump [HP7-14]	Water Source, 5 TON	2.5 TON	Weller Road Elementary School / Main Building	Mech Room 156A	Trane	WPVJ03611D02A0TRC010000200001000000 HP	W07A02552	2013		
66	9936046	D3030	Heat Pump [HP7-15]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 156A	Trane	EXVE03611B03A0TLC010000200000000000	W10H16671	2013		
67	9936017	D3030	Heat Pump [HP7-16]	Water Source, 5 TON	2.5 TON	Weller Road Elementary School / Main Building	Mech Room 157A	Trane	WPVJ03011D02A0TLC010000200001000000	W07A00841	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
68	9936028	D3030	Heat Pump [HP7-17]	Water Source, 5 TON	2 TON	Weller Road Elementary School / Main Building	Mech Room 157A	Trane	WPVJ02411D02A0TLC010000200001000000	W07A00839	2013		
69	9935978	D3030	Heat Pump [HP7-2]	Water Source, 5 TON		Weller Road Elementary School / Main Building	Mech Room 122B	Trane	WPVJ03611D02A0TRC010000200001000000	W07A02549	2013		
70	9936009	D3030	Heat Pump [HP7-3]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 122B	Trane	WPVJ03611D02A0TLC010000200001000000	W07A00847	2013		
71	9936050	D3030	Heat Pump [HP7-4]	Water Source, 5 TON	3 TON	Weller Road Elementary School / Main Building	Mech Room 123A	Trane	WPVJ03611002A0TLC010000200001000000	W07A00843	2013		
72	9936015	D3030	Heat Pump [HP7-5]	Water Source, 5 TON	3.5 TON	Weller Road Elementary School / Main Building	Mech Room 123A	Trane	WPVJ04231D02A0TRC010000200001000000 H	W07A00848	2013		
73	9936027	D3030	Heat Pump [HP7-6]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 126A	Trane	WPVJ03611D02A0TRC010000200001000000	W07A02550	2013		
74	9935991	D3030	Heat Pump [HP7-7]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 126A	Trane	WPVJ03611D02A0TLC010000200001000000	W07A00844	2013		
75	9936000	D3030	Heat Pump [HP7-8]	Water Source, 5 TON	2.5	Weller Road Elementary School / Main Building	Mech Room 127A	Trane	WPVJ02411D02A0TLC010000200001000000 HP-C	W07A00838	2013		
76	9936040	D3030	Heat Pump [HP7-9]	Water Source, 5 TON	3	Weller Road Elementary School / Main Building	Mech Room 130B	Trane	WPVJ03611D02A0TLC010000200001000000 H	W07A00845	2013		
77	9936013	D3030	Heat Pump [WCCU-3]	Var Refrig Vol (VRV)	7 TON	Weller Road Elementary School / Main Building	Mech Room 169A	Daikin Industries	RWEYQ84PTJU	A000733	2013		
78	9935989	D3030	Heat Pump [WCCU-4]	Var Refrig Vol (VRV)	6 TON	Weller Road Elementary School / Main Building	Mech Room 133A	Daikin Industries	RWEYQ72PTJU	A000404	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
79	9936038	D3030	Heat Pump [WCCU-5]	Var Refrig Vol (VRV)	6 TON	Weller Road Elementary School / Main Building	Mech Room 231A	Daikin Industries	RWEYQ72PTJU	A000458	2013		
80	9899564	D3030	Split System Ductless	Single Zone	1.5 TON	Weller Road Elementary School / Main Building	East Lower Roof	Daikin Industries	RX18AXVJU	K011261	2013		
81	9899582	D3030	Split System Ductless [AC-1]	Single Zone	1 TON	Weller Road Elementary School / Main Building	North Roof	Illegible	Illegible	Illegible	2013		
82	9899551	D3030	Split System Ductless [HP-1]	Single Zone	1 TON	Weller Road Elementary School / Main Building	East Lower Roof		Illegible	Illegible	2013		
83	9899565	D3030	Split System Ductless [HP-3]	Single Zone	1.5 TON	Weller Road Elementary School / Main Building	Roof 2nd floor	Daikin Industries	Illegible	Illegible	2013		
84	9899591	D3030	Split System Ductless [HP-4]	Single Zone	1.5 TON	Weller Road Elementary School / Main Building	Roof 2nd floor	Daikin Industries	Illegible	Illegible	2013		
85	9899553	D3030	Split System Ductless [HP-5]	Single Zone	1.5 TON	Weller Road Elementary School / Main Building	Roof 2nd floor	Daikin Industries	RZQ 18PVJU9	A000948	2013		
86	9899567	D3030	Split System Ductless [HP-6]	Single Zone	1.5 TON	Weller Road Elementary School / Main Building	Roof 2nd floor	Daikin Industries	Illegible	Illegible	2013		
87	9936011	D3050	Pump [P-1]	Distribution, HVAC Heating Water	75 HP	Weller Road Elementary School / Main Building	Mech Room 110	NEMA Premium	T00IF0X0N0D00302794	1015192643	2013		
88	9936023	D3050	Pump [P-2]	Distribution, HVAC Heating Water	75 HP	Weller Road Elementary School / Main Building	Mech Room 110	NEMA Premium	T00IF0X0N00003024	1015192642	2013		
89	9899600	D3050	Air Handler	Interior AHU, Easy/Moderate Access	5500 CFM	Weller Road Elementary School / Main Building	East Lower Roof	AAON, Inc.	RN-015-3-0-E709-000	201209-ANCL05923	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
90	9899605	D3050	Air Handler [DOAS-1]	Interior AHU, Easy/Moderate Access	5500 CFM	Weller Road Elementary School / Main Building	East Lower Roof	AAON, Inc.	Illegible	Illegible	2013		
91	9899557	D3050	Air Handler [DOAS-10]	Interior AHU, Easy/Moderate Access	2000 CFM	Weller Road Elementary School / Main Building	North Roof	AAON, Inc.	RN-006-3-0-E709-000	201209- ANCF05926	2013		
92	9899546	D3050	Air Handler [DOAS-2]	Interior AHU, Easy/Moderate Access	5500 CFM	Weller Road Elementary School / Main Building	Roof 2nd floor	AAON, Inc.	Illegible	Illegible	2013		
93	9899598	D3050	Air Handler [DOAS-3]	Exterior AHU	5500 CFM	Weller Road Elementary School / Main Building	Roof 2nd floor	AAON, Inc.	RN-018-3-0-E709-000	201209- BNCN05929	2013		
94	9899594	D3050	Air Handler [DOAS-4]	Exterior AHU	5500 CFM	Weller Road Elementary School / Main Building	Roof 2nd floor	AAON, Inc.	Illegible	Illegible	2013		
95	9899581	D3050	Air Handler [DOAS-5]	Interior AHU, Easy/Moderate Access	5000 CFM	Weller Road Elementary School / Main Building	North Roof	AAON, Inc.	Illegible	Illegible	2013		
96	9899602	D3050	Air Handler [DOAS-7]	Interior AHU, Easy/Moderate Access	2200 CFM	Weller Road Elementary School / Main Building	East Lower Roof	AAON, Inc.	RN-011-3-0-E709-000	201209- ANCZ05924	2013		
97	9899592	D3050	Air Handler [DOAS-8]	Interior AHU, Easy/Moderate Access	6500 CFM	Weller Road Elementary School / Main Building	East Lower Roof	AAON, Inc.	RN-009-3-0-709-000	201209- ANCQ05925	2013		
98	9899547	D3050	Air Handler [DOAS-9]	Interior AHU, Easy/Moderate Access	12000 CFM	Weller Road Elementary School / Main Building	East Lower Roof	AAON, Inc.	RN-025-3-0-E709-001	201209- BNCR05932	2013		
99	9899571	D3050	Air Handler [ERU-1]	Exterior AHU, 20001 to 25000 CFM	Illegible	Weller Road Elementary School / Main Building	North Roof	INNOVENT	Illegible	Illegible	2007		
100	9899590	D3050	Air Handler [HV- 1]	Exterior AHU	14000 CFM	Weller Road Elementary School / Main Building	East Lower Roof	Mestek	PV40	120116653600 1001	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
101	9899569	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	300 CFM	Weller Road Elementary School / Main Building	Trash Room	Inaccessible	Inaccessible	Inaccessible	2013		
102	9899561	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	600 CFM	Weller Road Elementary School / Main Building	East upper Roof	Penn Ventilator Company	DX24B	12MZG1250	2013		
103	9913077	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 10" Damper	300 CFM	Weller Road Elementary School / Main Building	207	Inaccessible	Inaccessible	Inaccessible	2013		
104	9899595	D3060	Exhaust Fan [EF-19]	Roof or Wall-Mounted, 10" Damper	300 CFM	Weller Road Elementary School / Main Building	East Lower Roof	Penn Ventilator Company	FX12BH	F12MZ81160	2013		
105	9899554	D3060	Exhaust Fan [EF-2]	Roof or Wall-Mounted, 12" Damper	550 CFM	Weller Road Elementary School / Main Building	East upper Roof	Penn Ventilator Company	D-24B	12MZ61249	2013		
106	9899583	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 10" Damper	300 CFM	Weller Road Elementary School / Main Building	Roof 2nd floor	Penn Ventilator Company	DX11B	F12MZ67994	2013		
107	9899587	D3060	Exhaust Fan [EG-14]	Roof or Wall-Mounted, 10" Damper	400 CFM	Weller Road Elementary School / Main Building	East Lower Roof	Penn Ventilator Company	FX12BHFT	F12MZ51544	2013		
108	9913037	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Weller Road Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible	2013		3

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9936026	D4010	Backflow Preventer	Fire Suppression	6 IN	Weller Road Elementary School / Main Building	Mech Room 110	Wilkins Zurn	350	J40175	2013		
2	9913033	D4030	Fire Extinguisher	Type ABC, up to 20 LB		Weller Road Elementary School / Main Building	Throughout Building				2020		14

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9899604	D5010	Generator	Natural Gas	130 KW	Weller Road Elementary School / Main Building	Generator Paddock	Kohler	125REZGC	SGM324T9F	2013		
2	9913055	D5010	Automatic Transfer Switch	ATS	600 AMP	Weller Road Elementary School / Main Building	178	Kohler	Inaccessible	Inaccessible	2013		
3	9913021	D5010	Automatic Transfer Switch	ATS	600 AMP	Weller Road Elementary School / Main Building	178	Kohler	Inaccessible	Inaccessible	2013		
4	9913091	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Weller Road Elementary School / Main Building	178	Siemens	3F3Y225TP1	NA	2013		
5	9913026	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Weller Road Elementary School / Main Building	207	Siemens	3F3Y075TP1	NA	2013		
6	9913060	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Weller Road Elementary School / Main Building	106A	Siemens	3F3Y045TP1	NA	2013		
7	9913068	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Weller Road Elementary School / Main Building	178	Siemens	3F3Y075TP1	NA	2013		
8	9913038	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Weller Road Elementary School / Main Building	148	Siemens	3F3Y075TP1	NA	2013		
9	9913008	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Weller Road Elementary School / Main Building	195	Siemens	3F3Y150K13TP1	NA	2013		
10	9913076	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Weller Road Elementary School / Main Building	178	Siemens	3F3Y075TP1	NA	2013		
11	9913049	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Weller Road Elementary School / Main Building	178	Siemens	3F3Y015TP1	NA	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9913027	D5020	Switchboard	277/480 V	2000 AMP	Weller Road Elementary School / Main Building	178	Siemens	SB3 REV. A	NA	2013		
13	9935999	D5020	Distribution Panel	120/208 V	400 AMP	Weller Road Elementary School / Main Building	Storage Room 120	Siemens	P1C42ML400CTS	B00030	2006		
14	9936048	D5020	Distribution Panel	120/208 V	400 AMP	Weller Road Elementary School / Main Building	Storage Room 120	Siemens	P1C42ML400CBS	B00040	2006		
15	9913088	D5020	Distribution Panel	120/208 V	400 AMP	Weller Road Elementary School / Main Building	195	Siemens	P1	NA	2013		
16	9913013	D5020	Distribution Panel [K SEC 1]	120/208 V	200 AMP	Weller Road Elementary School / Main Building	Kitchen	Siemens	P1		2013		
17	9913044	D5020	Distribution Panel [K SEC 2]	120/208 V	400 AMP	Weller Road Elementary School / Main Building	Kitchen	Siemens	P1	NA	2013		
18	9913022	D5020	Distribution Panel [MDPA]	277/480 V	800 AMP	Weller Road Elementary School / Main Building	178	Siemens	P4C75LM800FTS	NA	2013		
19	9913048	D5020	Distribution Panel [MDPB]	277/480 V	800 AMP	Weller Road Elementary School / Main Building	178	Siemens	P4E60ML800EBS	NA	2013		
20	9913067	D5020	Distribution Panel [MDPC]	277/480 V	800 AMP	Weller Road Elementary School / Main Building	178	Siemens	P4E60ML800EBS		2013		
21	9913019	D5020	Distribution Panel [MDPM]	277/480 V	800 AMP	Weller Road Elementary School / Main Building	148	Siemens	P4E75ML800EBS	NA	2013		
22	9913006	D5020	Distribution Panel [PANEL NA]	120/208 V	400 AMP	Weller Road Elementary School / Main Building	118A	Siemens	P1	NA	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9913042	D5020	Distribution Panel [PANEL NA]	120/208 V	400 AMP	Weller Road Elementary School / Main Building	118A	Siemens	P1	NA	2013		
24	9936037	D5030	Variable Frequency Drive [VFD/P-1]	VFD, by HP of Motor	75 HP	Weller Road Elementary School / Main Building	Mech Room 110	ABB	No dataplate	No dataplate	2013		
25	9936016	D5030	Variable Frequency Drive [VFD/P-2]	VFD, by HP of Motor	75 HP	Weller Road Elementary School / Main Building	Mech Room 110	ABB	No dataplate	No dataplate	2013		
26	9913035	D5040	Emergency & Exit Lighting	Exit Sign, LED		Weller Road Elementary School / Main Building	Throughout Building				2013		49

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9913053	D7050	Fire Alarm Panel	Fully Addressable		Weller Road Elementary School / Main Building	178	Honeywell	IFP-1000ECS	NA	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9913084	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Weller Road Elementary School / Main Building	Kitchen				2013		
2	9913078	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Weller Road Elementary School / Main Building	Kitchen				2013		
3	9913058	E1030	Foodservice Equipment	Convection Oven, Single		Weller Road Elementary School / Main Building	Kitchen	Blodgett	Inaccessible	02271274038B	2013		
4	9913024	E1030	Foodservice Equipment	Convection Oven, Single		Weller Road Elementary School / Main Building	Kitchen	Blodgett	Inaccessible	022712ZA037T	2013		
5	9913028	E1030	Foodservice Equipment	Dairy Cooler/Wells		Weller Road Elementary School / Main Building	Kitchen	Delfield	KC-74-NU	1111150001528	2013		
6	9913002	E1030	Foodservice Equipment	Dairy Cooler/Wells		Weller Road Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58Y-1-S	10601531	2013		
7	9913069	E1030	Foodservice Equipment	Dairy Cooler/Wells		Weller Road Elementary School / Main Building	Kitchen	Delfield	KCFT-60	1111150001529	2013		
8	9912999	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Weller Road Elementary School / Main Building	Kitchen	CaptiveAire Systems	No dataplate	No dataplate	2013		
9	9913043	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Weller Road Elementary School / Main Building	Kitchen	FWE	Inaccessible	Inaccessible	2013		
10	9913079	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Weller Road Elementary School / Main Building	Nurse station	American Biotech	PH-ABT-HC-23G	ABS-20179314-2105	2013		
11	9913061	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Weller Road Elementary School / Main Building	Kitchen	Traulsen	Inaccessible	Inaccessible	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9913046	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Weller Road Elementary School / Main Building	Kitchen	Traulsen	Inaccessible	Inaccessible	2013		
13	9913056	E1030	Foodservice Equipment	Refrigerator, Undercounter 1-Door		Weller Road Elementary School / Main Building	Nurse station	Inaccessible	Inaccessible	Inaccessible	2013		
14	9899568	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Weller Road Elementary School / Main Building	Trash Room	Precision	1QT	5233063	2013		
15	9899552	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Weller Road Elementary School / Main Building	East Lower Roof	Heatcraft	BZS045L6C	T13A00549	2013		
16	9899563	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Weller Road Elementary School / Main Building	East Lower Roof	Heatcraft	BHS015X6C	T11H03386	2013		
17	9913071	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Weller Road Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2013		
18	9913082	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Weller Road Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2013		
19	9913083	E1030	Foodservice Equipment	Walk-In, Freezer		Weller Road Elementary School / Main Building	Kitchen	Bally	3475.25-3-P-A-W	DX1106880-01	2013		
20	9913009	E1030	Foodservice Equipment	Walk-In, Refrigerator		Weller Road Elementary School / Main Building	Kitchen	Bally	3475.25-3-A-W	DX1106880-02	2013		