

FACILITY CONDITION ASSESSMENT



prepared for

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



Wilson Wims Elementary School
12520 Blue Sky Drive
Clarksburg, MD 20871

PREPARED BY:

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BV PROJECT #:

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DATE OF REPORT:

May 4, 2026

ON SITE DATE:

October 29, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	12520 Blue Sky Drive, Clarksburg, MD 20871
Site Developed	2014
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 29, 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)	Christopher Lazor (Building Service Manager) 240.406.1670
Assessment & Report Prepared By	Sonal George Issac
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

Wilson Wim School was constructed in 2014 and remains a relatively modern educational facility. Since its opening, the building has been well-maintained with no major renovations or system replacements required. All original mechanical and electrical equipment from the build year remain in service and continue to operate efficiently. The school's overall condition reflects consistent maintenance and proper upkeep. Currently, only routine inspections and standard preventive maintenance are recommended.

Architectural

The building's architectural elements, including VCT flooring, ACT ceilings, interior finishes, and wall systems, are all in good condition. No visible signs of deterioration, moisture damage, or significant wear were observed throughout the interior areas. The building is equipped with an extensive green roof system that appears to be functioning as intended. Vegetation coverage is generally consistent across the roof surface, though several areas show thinning, dry patches, and minor organic debris accumulation. Drainage pathways should be monitored, as vegetation and debris near the drains may restrict proper water flow. No major structural concerns or signs of membrane failure were observed, but one area near rooftop equipment shows localized moisture staining that should be further evaluated. Overall, the green roof is in good condition with normal wear, and routine maintenance is recommended to preserve drainage performance and vegetation health. Doors, windows, casework, and overall spatial layout remain functional with no major concerns. Overall, the architectural components present a clean, well-preserved environment with only typical aging expected for a 2014 facility.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All mechanical, electrical, plumbing, and fire protection (MEPF) systems are original from 2014 and continue to operate smoothly. The building uses heat pumps and heating units that are functioning efficiently with no current performance issues. Water heaters, pumps, and distribution piping also appear to be in good working condition. The fire sprinkler system is fully active and shows no signs of deficiencies. Overall, the MEPF systems require only routine maintenance to maintain their strong operational performance.

Site

The exterior site is generally in good condition with well-maintained landscaping and pedestrian circulation areas. Pavement surfaces show minor wear and tear in a few sections, but nothing that requires immediate replacement. Parking areas, sidewalks, drainage features, and site lighting all appear to be in functional and acceptable condition. No major safety hazards or site-related concerns were identified. Only normal upkeep and spot-repairs on pavement are recommended going forward.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.356706.

Immediate Needs

There are no immediate needs to report.

Key Findings

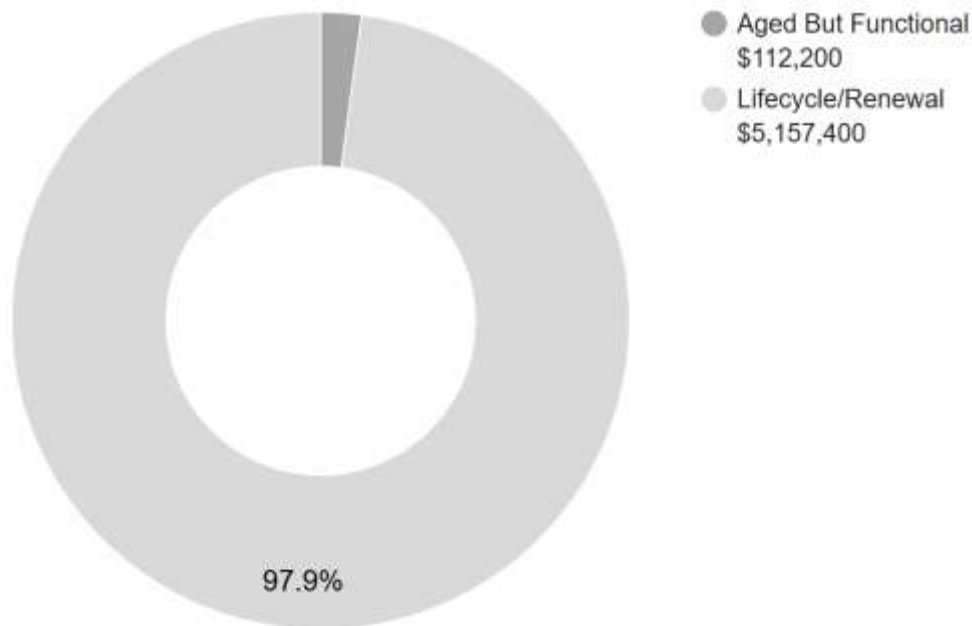
There are no key findings to report.

Plan Types

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

Plan Type Descriptions & Distribution

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



10-YEAR TOTAL: \$5,269,600

2. Building Information



Main Building: Systems Summary

Address	12520 Blue Sky Drive, Clarksburg, MD20871	
GPS Coordinates	39.237336, -77.261235	
Constructed/Renovated	2014	
Building Area	91,931 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Steel frame with masonry bearing walls with brick veneer, and metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with green vegetation system Secondary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Glazed CMU, Ceramic Tiles, Painted walls Floors: Carpet, VCT, Quarry Tiles Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving 2 floors	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	\$44,200	\$1,563,700	\$1,607,900
Roofing	-	-	-	\$1,075,000	\$82,000	\$1,156,900
Interiors	-	-	-	\$822,600	\$845,500	\$1,668,100
Conveying	-	-	\$10,400	\$6,700	\$16,300	\$33,400
Plumbing	-	-	\$10,400	\$29,600	\$146,900	\$186,900
HVAC	-	-	\$179,200	\$530,600	\$1,473,200	\$2,183,000
Fire Protection	-	-	-	-	\$153,300	\$153,300
Electrical	-	-	\$67,600	\$709,600	\$627,600	\$1,404,800
Fire Alarm & Electronic Systems	-	-	\$223,800	\$557,800	\$348,700	\$1,130,300
Equipment & Furnishings	-	-	\$73,400	\$47,200	\$151,400	\$271,900
TOTALS (3% inflation)	-	-	\$564,900	\$3,823,100	\$5,408,500	\$9,796,500

3. Site Summary



Site Information		
Site Area	6.46 acres	
Parking Spaces	87 total spaces all in open lots; all 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	--
Site Development	Building-mounted signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	--
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	--
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	--
Site Lighting	Pole-mounted: LED	--
Ancillary Structures	None	--

Site Information

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	\$6,400	-	\$6,400
Special Construction & Demo	-	-	-	-	\$35,800	\$35,800
Site Development	-	\$6,400	\$3,800	\$88,400	\$187,000	\$285,600
Site Utilities	-	-	-	\$137,100	\$172,500	\$309,600
Site Pavement	-	-	-	-	\$34,900	\$34,900
TOTALS (3% inflation)	-	\$6,400	\$3,800	\$231,900	\$430,200	\$672,300

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	2014	Yes	No
Main Building	2014	Yes	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wilson Wims Elementary School, 12520 Blue Sky Drive, Clarksburg, MD 20871, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

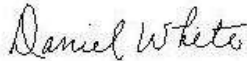
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

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8. Appendices

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

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - RIGHT ELEVATION



3 - LEFT ELEVATION



4 - REAR ELEVATION



5 - BUILDING FACADE



6 - STRUCTURAL OVERVIEW

Photographic Overview



7 - PRIMARY ROOF OVERVIEW



8 - SECONDARY ROOF OVERVIEW



9 - TYPICAL CLASSROOM



10 - HEALTH ROOM



11 - TYPICAL HALLWAY



12 - LIBRARY

Photographic Overview



13 - TEACHERS BREAK ROOM



14 - STAGE



15 - MUSIC ROOM



16 - ELEMENTARY CLASSROOM



17 - OTP ROOM



18 - CAFETERIA

Photographic Overview



19 - MAIN OFFICE



20 - COMMERCIAL KITCHEN



21 - CONFERENCE ROOM



22 - RESTROOM FIXTURES



23 - MAIN MECHANICAL ROOM



24 - MAIN ELECTRICAL ROOM

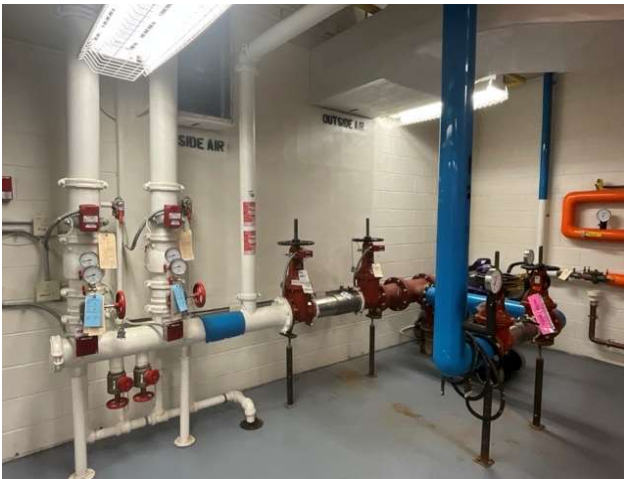
Photographic Overview



25 - WATER HEATER



26 - DOMESTIC WATER PIPING



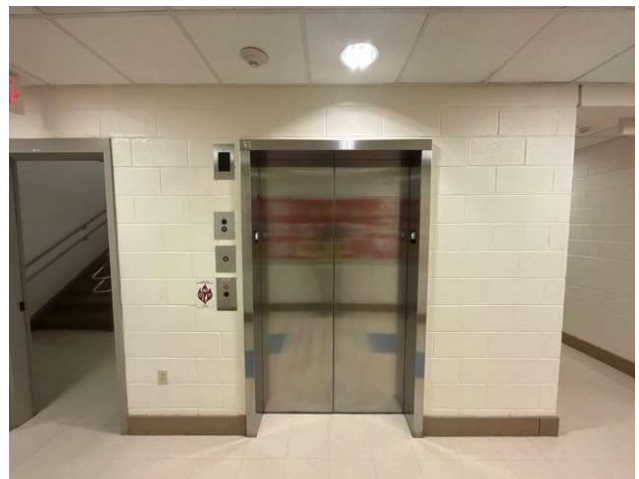
27 - FIRE SPRINKLER RISERS



28 - FIRE ALARM PANEL



29 - ELEVATOR CONTROL ROOM



30 - CAB FINISHES

Photographic Overview



31 - EMERGENCY GENERATOR



32 - PROPERTY SIGNAGE



33 - MAIN PARKING AREA



34 - SIDEWALKS & LANDSCAPING



35 - SPORTS COURTS

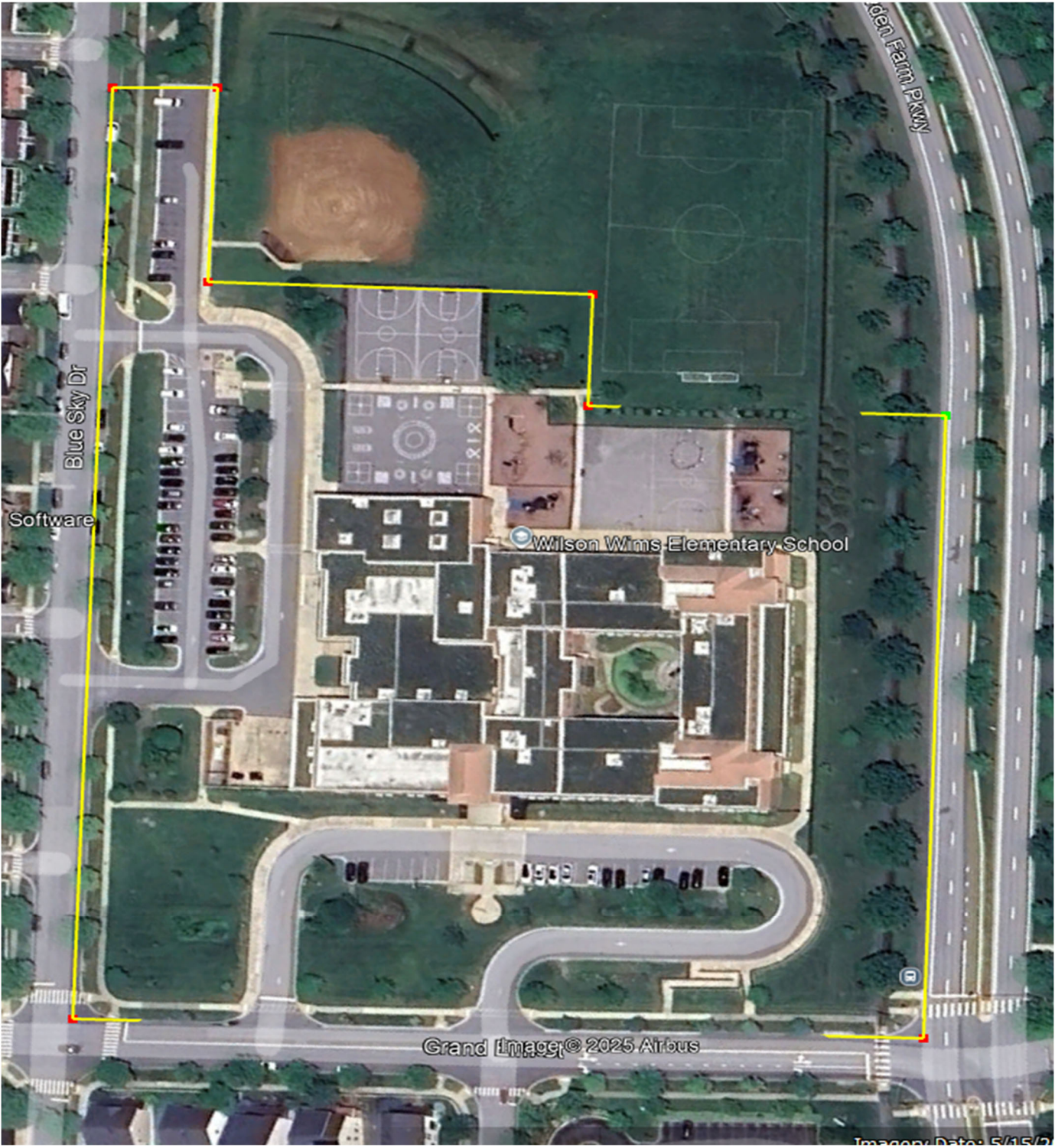


36 - PLAYGROUND

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-133.354	Wilson Wims Elementary School	
	Source	On-Site Date	
	Google Earth	October 29, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Wilson Wims Elementary School

Name of person completing form: Christopher Lazor

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 11 years

Date Completed: September 9, 2025

Phone Number: 2404061670

Method of Completion: DURING - verbally completed during assessment

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 2014	Renovated	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	No		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No		

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

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



Signature of Assessor



Signature of POC

Appendix D:

Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Wilson Wims Elementary School

BV Project Number: 172559.25R000-133.354

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

Abbreviated Accessibility Checklist

Parking



CLOSE-UP OF STALL



OVERVIEW OF ACCESSIBLE PARKING AREA

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



CURB CUT



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



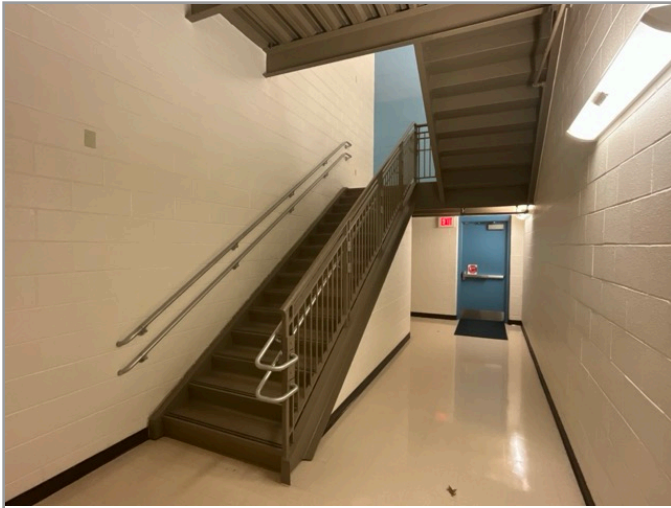
ACCESSIBLE ENTRANCE

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

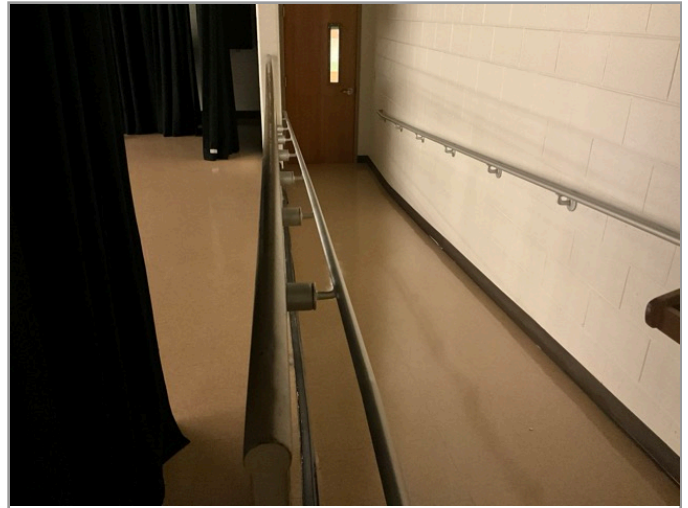
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



STAIR RAILS



ACCESSIBLE INTERIOR RAMP

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



EMERGENCY CALL PANEL

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



RESTROOM ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

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

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

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO PLAYGROUND

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

Appendix E: Component Condition Report

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Fair	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	45,500 SF	65	10037302
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,200 SF	9	10037333
B2020	Building Exterior	Fair	Glazing, any type by SF	16,000 SF	19	10037394
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	19	10037348
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	18	10037266
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	8,500 SF	19	10037297
B3010	Roof	Fair	Roofing, Green w/ Hot-Applied Rubberized Asphalt	54,925 SF	9	10037268
Interiors						
C1030	Roof Entrance Door	Fair	Interior Door, Steel, Standard	1	29	10037310
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	17	22	10037396
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	122	29	10037346
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, w/ Extensive Glazing	8	27	10037273
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	14	24	10037408
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	82,000 SF	15	10037377
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	44	10	10037265
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	7,200 SF	28	10037445
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	147,200 SF	7	10037427
C2030	Restrooms	Fair	Flooring, Quarry Tile	7,200 SF	36	10037352

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	2,780 SF	6	10037412
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	80,701 SF	6	10037274
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,250 SF	39	10037410
Conveying						
D1010	Elevator Space	Fair	Elevator Cab Finishes, Standard	1	5	10037451
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	10	10037461
Plumbing						
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	91,931 SF	29	10037321
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	10037285
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	5	10037421
D2010	Restrooms	Fair	Sink/Lavatory, Pedestal, Vitreous China	6	19	10037340
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	42	17	10037284
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 130 GAL	1	10	10037318
D2010	Restrooms	Fair	Urinal, Standard	9	19	10037379
HVAC						
D3020	108G	Fair	Unit Heater, Electric, 6 to 10 KW, No dataplate [CUH-6]	1	9	10037371
D3020	Mechanical Room	Fair	Unit Heater, Electric, 5 kW [PUH-7]	1	8	10037467
D3020	Mechanical Room	Fair	Unit Heater, Electric, 3 kW	1	4	10037381
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 60 GAL [ET-1]	1	28	10037386
D3020	193A	Fair	Unit Heater, Electric, 5 kW [PUH-14]	1	9	10037305
D3020	193A	Fair	Unit Heater, Electric, 3 kW [PUH-17]	1	8	10037424
D3020	Entrance Space	Fair	Unit Heater, Hydronic, 25 MBH [CUH-9]	1	5	10037376
D3020	Hallway	Fair	Cabinet Heater, Electric, 3 to 4 LF, 4 LF [CUH-5]	5	14	10037311
D3020	Mechanical Room	Fair	Unit Heater, Electric, 3 kW [PUH-5]	1	7	10037303

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	108G	Fair	Unit Heater, Electric, 5 kW	1	8	10037460
D3020	Front Entrance	Fair	Unit Heater, Hydronic, 25 MBH [CUH-4]	1	5	10037458
D3020	108G	Fair	Unit Heater, Electric, 5 kW [PUH-8]	1	8	10037364
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 40 GAL	1	30	10037363
D3020	193A	Fair	Unit Heater, Electric, 3 kW [PHU-18]	1	6	10037389
D3020	108G	Fair	Unit Heater, Electric, 5 kW [PUH-4]	1	7	10037347
D3030	132	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-7]	1	8	10037391
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-3]	1	4	10037414
D3030	220	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-43]	1	9	10037317
D3030	245	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-59]	1	9	10037401
D3030	132	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-3]	1	9	10037428
D3030	142	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-8]	1	9	10037361
D3030	162	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-15]	1	9	10037335
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-4]	1	4	10037323
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-10]	1	9	10037272
D3030	Mechanical Room	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, 7 TON [WCCU-1]	1	4	10037309
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-23]	1	9	10037409
D3030	137	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-18]	1	9	10037373
D3030	214	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-40]	1	9	10037433
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-51]	1	9	10037270
D3030	230	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-49]	1	9	10037338
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [DSS-1]	1	3	10037406
D3030	233	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-53]	1	9	10037276
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-48]	1	9	10037330

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-5]	1	4	10037320
D3030	Mechanical Room	Fair	Heat Pump, Variable Refrigerant Volume (VRV), 7 TON [WCCC-2]	1	4	10037407
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-11]	1	9	10037390
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-13]	1	9	10037430
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-31]	1	10	10037452
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [DSS-6]	1	4	10037372
D3030	131	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-17]	1	9	10037279
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-11]	1	4	10037392
D3030	156	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-14]	1	9	10037267
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-32]	1	9	10037341
D3030	Mechanical Room	Fair	Chilled Water, Chemical Feed Dosing System, No dataplate	1	3	10037375
D3030	142	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-9]	1	9	10037400
D3030	248	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-58]	1	9	10037440
D3030	184	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-20]	1	9	10037277
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU-6]	1	9	10037291
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-28]	1	9	10037301
D3030	137	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-19]	1	9	10037439
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	4	10037328
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037312
D3030	176	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-21]	1	9	10037432
D3030	Break Room	Fair	Packaged Terminal Air Conditioner, PTHP, 12001 to 18000 BTUH, No dataplate [HPU-1]	1	4	10037294
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037359
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-3]	1	4	10037314
D3030	242	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-56]	1	9	10037402

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VR-2]	1	4	10037422
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-2]	1	4	10037454
D3030	170	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-24]	1	9	10037388
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037370
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-25]	1	9	10037261
D3030	214	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-41]	1	9	10037304
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037327
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-45]	1	9	10037374
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-29]	1	9	10037368
D3030	248	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-57]	1	9	10037455
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-5]	1	9	10037290
D3030	248	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-60]	1	9	10037438
D3030	227	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-52]	1	9	10037403
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON [DSS-7]	1	4	10037316
D3030	221	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HPU-46]	1	9	10037443
D3030	242	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-55]	1	9	10037365
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-30]	1	9	10037280
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HPU-26]	1	9	10037336
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-35]	1	9	10037299
D3030	220	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-42]	1	9	10037324
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037355
D3030	176	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-22]	1	9	10037468
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-34]	1	9	10037257
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-15]	1	4	10037413

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	162	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-15]	1	9	10037281
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-47]	1	9	10037378
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-44]	1	9	10037332
D3030	152	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-12]	1	9	10037319
D3030	193A	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HPU-27]	1	9	10037423
D3030	245	Fair	Heat Pump, Water Source, 5 TON, 2 TON [HPU-62]	1	9	10037358
D3030	Mechanical Room	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HPU-33]	1	9	10037399
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-60]	1	9	10037459
D3030	233	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HPU-54]	1	9	10037298
D3030	Office Space	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	4	10037292
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-4]	1	4	10037344
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [DOAU-3]	1	15	10037258
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	91,931 SF	18	10037293
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM [DOAU-1]	1	19	10037426
D3050	Mechanical Room	Fair	Supplemental Components, Air Separator, HVAC, 8 IN [AS-1]	1	4	10037382
D3050	193A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM [DOAU-4]	1	19	10037331
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [P-2]	1	14	10037264
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [P-1]	1	15	10037442
D3050	Roof	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM [DOAU-2]	1	9	10037296
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 10000 CFM [ERU-1]	1	19	10037384
D3050	193A	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 11100 CFM [ERU-2]	1	19	10037286
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EF-13]	1	13	10037456
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [EF-8]	1	17	10037356
D3060	108G	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EF-4]	1	8	10037429

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-11]	1	17	10037357
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	10	10037437
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-17]	1	14	10037288
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1400 CFM [EF-10]	1	15	10037353
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM [EF-18]	1	14	10037366
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-19]	1	13	10037466
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [EF-7]	1	13	10037385
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1600 CFM [EF-2&3]	1	13	10037448
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-15&16]	1	15	10037260
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	7	10037447
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-9]	1	17	10037449
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1755 CFM [EF-15&16]	1	15	10037282
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EF-1]	1	9	10037360
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	7	10037393
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1600 CFM [EF-2&3]	1	13	10037411
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [RF-1]	1	8	10037322
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [RF-2]	1	8	10037441
Fire Protection						
D4010	Mechanical Room	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	91,931 SF	30	10037463
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	91,931 SF	15	10037417
Electrical						
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 185 KW	1	20	10037464
D5010	108F	Fair	Automatic Transfer Switch, ATS, 800 AMP [ATS-1]	1	13	10037351
D5010	108F	Fair	Automatic Transfer Switch, ATS, 800 AMP [ATS-2]	1	12	10037325

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	116	Fair	Distribution Panel, 277/480 V, 800 AMP [DP2]	1	20	10037354
D5020	108F	Fair	Switchboard, 277/480 V, 2000 AMP	1	29	10037436
D5020	241	Fair	Distribution Panel, 277/480 V, 800 AMP [DP5]	1	19	10037362
D5020	241	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [C5]	1	19	10037431
D5020	108F	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [ESL-1]	1	19	10037271
D5020	108F	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [R1]	1	19	10037457
D5020	108F	Fair	Distribution Panel, 277/480 V, 400 AMP [DP1]	1	17	10037416
D5020	116	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [C2]	1	20	10037275
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	18	10037397
D5020	203	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [C4]	1	19	10037450
D5020	108F	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	15	10037465
D5020	116	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [R2]	1	17	10037387
D5020	241	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [R5]	1	19	10037405
D5020	148	Fair	Distribution Panel, 277/480 V, 400 AMP [DP3]	1	19	10037398
D5020	108F	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	18	10037342
D5020	148	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [R3]	1	19	10037418
D5020	148	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [ESL 2]	1	19	10037350
D5020	148	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [C3]	1	19	10037259
D5020	203	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [R4]	1	18	10037395
D5030	108G	Fair	Motor, AHU or Pump, 5 HP	1	5	10037343
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install	1	9	10037315
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [VFD-1]	1	9	10037283
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	91,931	SF 27	10037339
D5030	193A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install	1	9	10037287

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [VFD-2]	1	9	10037295
D5030	193A	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install	1	9	10037329
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install	1	9	10037334
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	91,931 SF	8	10037462
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	91,931 SF	3	10037349
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	91,931 SF	9	10037425
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	91,931 SF	4	10037345
D7050	Entrance	Fair	Fire Alarm Panel, Fully Addressable	1	4	10037415
D7050	108F	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	91,931 SF	9	10037306
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	10037326
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10037453
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10037289
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10037404
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10037380
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10037262
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	5	10037269
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10037446
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	19	10037420
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10037308
E1030	108G	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	3	10037313
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	8	10037278
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10037383

Component Condition Report | Wilson Wims Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	11	10037300
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	10037263
E1060	Health Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	10037367
E1060	Teachers Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	4	10037337
E1060	Office Areas	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10037419
E1060	Break Room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	3	10037444
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	1,300 SF	3	10037369

Component Condition Report | Wilson Wims Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Mainframe	Good	Structural Framing, Steel Columns & Beams, Renovate	91,931 SF	65	10293179
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, 2500 LBS, Renovate	1	20	10293662
Fire Alarm & Electronic Systems						
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	91,931 SF	5	10293762

Component Condition Report | Wilson Wims Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	13	7	10037480
Special Construction & Demo						
F1020	Site	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	750 SF	18	10037471
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,000 SF	12	10037481

Component Condition Report | Wilson Wims Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,400 SF	35	10037482
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	10	10037472
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	3,500 SF	3	10037475
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	8,200 SF	13	10037486
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,500 SF	15	10037478
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	6,000 SF	2	10037484
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	10037479
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	9	10037476
Sitework						
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	3	12	10037470
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	10	10037469
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	450 LF	29	10037473
G2060	Site	Fair	Flagpole, Metal	1	19	10037483
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	2	10	10037474
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 150 WATT, Replace/Install	15	10	10037485
Utilities						
G4010	Site	Fair	Site Transformer, Liquid Filled, Property-Owned, 750 kVA	1	19	10037477

Appendix F:

Replacement Reserves

Replacement Reserves Report



2/24/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Wilson Wims Elementary School	\$0	\$0	\$0	\$0	\$0	\$639,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095,562	\$1,735,001
Wilson Wims Elementary School / Main Building	\$0	\$0	\$0	\$106,251	\$396,992	\$61,673	\$508,851	\$281,272	\$636,875	\$2,303,846	\$92,327	\$34,606	\$42,773	\$158,653	\$63,983	\$718,638	\$33,458	\$500,648	\$725,618	\$2,796,968	\$333,228	\$9,796,660
Wilson Wims Elementary School / Site	\$0	\$0	\$6,365	\$3,825	\$0	\$0	\$0	\$13,775	\$4,434	\$26,095	\$187,611	\$0	\$49,474	\$111,315	\$0	\$40,897	\$0	\$9,917	\$41,710	\$176,929	\$0	\$672,345
Grand Total	\$0	\$0	\$6,365	\$110,076	\$396,992	\$701,113	\$508,851	\$295,047	\$641,309	\$2,329,941	\$279,938	\$34,606	\$92,247	\$269,968	\$63,983	\$759,534	\$33,458	\$510,565	\$767,327	\$2,973,897	\$1,428,789	\$12,204,006

Wilson Wims Elementary School

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate									
D1010	Elevator	10293662	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate		30	10	20	1	EA	\$55,000.00	\$55,000																					\$55,000	\$55,000									
D8010	Throughout	10293762	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install		15	10	5	91931	SF	\$6.00	\$551,586						\$551,586															\$551,586	\$1,103,172									
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$551,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$606,586	\$1,158,172		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$639,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,095,562	\$1,735,001

Wilson Wims Elementary School / Main Building

Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate				
B2010	Building Exterior	10037333	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	11	9	18200	SF	\$1.86	\$33,852										\$33,852												\$33,852				
B2020	Building Exterior	10037394	Glazing, any type by SF, Replace	30	11	19	16000	SF	\$55.00	\$880,000																			\$880,000			\$880,000				
B2050	Building Exterior	10037266	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	12	18	6	EA	\$1,300.00	\$7,800																			\$7,800			\$7,800				
B2050	Building Exterior	10037348	Exterior Door, Steel, Standard, Replace	30	11	19	7	EA	\$600.00	\$4,200																				\$4,200			\$4,200			
B3010	Roof	10037297	Roofing, Asphalt Shingle, 30-Year Premium, Replace	30	11	19	8500	SF	\$5.50	\$46,750																				\$46,750			\$46,750			
B3010	Roof	10037268	Roofing, Green w/ Hot-Applied Rubberized Asphalt, Replace	20	11	9	54925	SF	\$15.00	\$823,875									\$823,875														\$823,875			
C1070	Throughout Building	10037377	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	82000	SF	\$3.50	\$287,000																\$287,000							\$287,000			
C1090	Restrooms	10037265	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	44	EA	\$750.00	\$33,000										\$33,000													\$33,000			
C2010	Throughout Building	10037427	Wall Finishes, any surface, Prep & Paint	10	3	7	147200	SF	\$1.50	\$220,800								\$220,800									\$220,800							\$441,600		
C2030	Throughout Building	10037274	Flooring, Vinyl Tile (VCT), Replace	15	9	6	80701	SF	\$5.00	\$403,505							\$403,505																	\$403,505		
C2030	Library	10037412	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2780	SF	\$7.50	\$20,850							\$20,850										\$20,850							\$41,700		
D1010	Elevator Space	10037451	Elevator Cab Finishes, Standard, Replace	15	10	5	1	EA	\$9,000.00	\$9,000						\$9,000															\$9,000			\$18,000		
D1010	Elevator Room	10037461	Elevator Controls, Automatic, 1 Car, Replace	20	10	10	1	EA	\$5,000.00	\$5,000										\$5,000														\$5,000		
D2010	Mechanical Room	10037318	Water Heater, Gas, Commercial (400 MBH), Replace	20	10	10	1	EA	\$22,000.00	\$22,000										\$22,000														\$22,000		
D2010	Hallways & Common Areas	10037421	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	6	EA	\$1,500.00	\$9,000						\$9,000															\$9,000			\$18,000		
D2010	Restrooms	10037284	Toilet, Commercial Water Closet, Replace	30	13	17	42	EA	\$1,300.00	\$54,600																		\$54,600							\$54,600	
D2010	Kitchen	10037285	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	\$1,200.00	\$1,200																			\$1,200						\$1,200	
D2010	Restrooms	10037340	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	11	19	6	EA	\$2,000.00	\$12,000																				\$12,000					\$12,000	
D2010	Restrooms	10037379	Urinal, Standard, Replace	30	11	19	9	EA	\$1,100.00	\$9,900																					\$9,900				\$9,900	
D3020	Mechanical Room	10037381	Unit Heater, Electric, Replace	20	16	4	1	EA	\$1,800.00	\$1,800					\$1,800																				\$1,800	
D3020	Entrance Space	10037376	Unit Heater, Hydronic, Replace	20	15	5	1	EA	\$1,700.00	\$1,700						\$1,700																			\$1,700	
D3020	Front Entrance	10037458	Unit Heater, Hydronic, Replace	20	15	5	1	EA	\$1,700.00	\$1,700						\$1,700																			\$1,700	
D3020	193A	10037389	Unit Heater, Electric, Replace	20	14	6	1	EA	\$1,800.00	\$1,800							\$1,800																		\$1,800	
D3020	Mechanical Room	10037303	Unit Heater, Electric, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800																	\$1,800	
D3020	108G	10037347	Unit Heater, Electric, Replace	20	13	7	1	EA	\$1,800.00	\$1,800								\$1,800																	\$1,800	
D3020	Mechanical Room	10037467	Unit Heater, Electric, Replace	20	12	8	1	EA	\$1,800.00	\$1,800									\$1,800																\$1,800	
D3020	193A	10037424	Unit Heater, Electric, Replace	20	12	8	1	EA	\$1,800.00	\$1,800									\$1,800																\$1,800	
D3020	108G	10037460	Unit Heater, Electric, Replace	20	12	8	1	EA	\$1,800.00	\$1,800									\$1,800																\$1,800	
D3020	108G	10037364	Unit Heater, Electric, Replace	20	12	8	1	EA	\$1,800.00	\$1,800									\$1,800																\$1,800	
D3020	108G	10037371	Unit Heater, Electric, 6 to 10 KW, Replace	20	11	9	1	EA	\$2,200.00	\$2,200										\$2,200															\$2,200	
D3020	193A	10037305	Unit Heater, Electric, Replace	20	11	9	1	EA	\$1,800.00	\$1,800									\$1,800																\$1,800	
D3020	Hallway	10037311	Cabinet Heater, Electric, 3 to 4 LF, Replace	25	11	14	5	EA	\$3,500.00	\$17,500															\$17,500										\$17,500	
D3030	Roof	10037406	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	\$2,300.00	\$2,300				\$2,300																\$2,300					\$4,600	
D3030	Office Space	10037414	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	11	4	1	EA	\$4,020.00	\$4,020					\$4,020																\$4,020				\$8,040	
D3030	Office Space	10037323	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	11	4	1	EA	\$4,020.00	\$4,020					\$4,020																	\$4,020				\$8,040
D3030	Mechanical Room	10037309	Heat Pump, Variable Refrigerant Volume (VRV), 5 TON, Replace	15	11	4	1	EA	\$30,000.00	\$30,000					\$30,000																	\$30,000				\$60,000
D3030	Office Space	10037320	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	11	4	1	EA	\$4,020.00	\$4,020					\$4,020																	\$4,020				\$8,040
D3030	Mechanical Room	10037407	Heat Pump, Variable Refrigerant Volume (VRV), Replace	15	11	4	1	EA	\$30,000.00	\$30,000					\$30,000																	\$30,000				\$60,000
D3030	Roof	10037372	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	\$2,300.00	\$2,300					\$2,300																	\$2,300				\$4,600

Replacement Reserves Report																																			
2/24/2026																																			
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate			
D3030	193A	10037280	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	193A	10037336	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	193A	10037299	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	220	10037324	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	176	10037468	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	Mechanical Room	10037257	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	162	10037281	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	226	10037378	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	215	10037332	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	152	10037319	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	193A	10037423	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	245	10037358	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	Mechanical Room	10037399	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	236	10037459	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	233	10037298	Heat Pump, Water Source, 5 TON, Replace	20	11	9	1	EA	\$5,900.00	\$5,900										\$5,900												\$5,900			
D3030	193A	10037452	Heat Pump, Water Source, 5 TON, Replace	20	10	10	1	EA	\$5,900.00	\$5,900											\$5,900											\$5,900			
D3030	Mechanical Room	10037375	Chilled Water, Chemical Feed Dosing System, Replace	15	12	3	1	EA	\$5,000.00	\$5,000				\$5,000															\$5,000			\$10,000			
D3050	Mechanical Room	10037382	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	\$7,300.00	\$7,300					\$7,300															\$7,300		\$14,600			
D3050	Mechanical Room	10037264	Pump, Distribution, HVAC Heating Water, Replace	25	11	14	1	EA	\$22,000.00	\$22,000															\$22,000							\$22,000			
D3050	Mechanical Room	10037442	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	\$22,000.00	\$22,000																\$22,000						\$22,000			
D3050	Roof	10037296	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	11	9	1	EA	\$58,800.00	\$58,800										\$58,800												\$58,800			
D3050	Mechanical Room	10037258	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	15	15	1	EA	\$40,000.00	\$40,000																\$40,000						\$40,000			
D3050	Throughout Building	10037293	HVAC System, Ductwork, Medium Density, Replace	30	12	18	91931	SF	\$4.00	\$367,724																			\$367,724			\$367,724			
D3050	Roof	10037426	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	11	19	1	EA	\$49,000.00	\$49,000																			\$49,000			\$49,000			
D3050	193A	10037331	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	11	19	1	EA	\$49,000.00	\$49,000																			\$49,000			\$49,000			
D3050	Mechanical Room	10037384	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	11	19	1	EA	\$49,000.00	\$49,000																			\$49,000			\$49,000			
D3050	193A	10037286	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	11	19	1	EA	\$70,000.00	\$70,000																			\$70,000			\$70,000			
D3060	108G	10037429	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	12	8	1	EA	\$1,200.00	\$1,200									\$1,200													\$1,200			
D3060	Roof	10037322	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400			
D3060	Roof	10037441	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400													\$1,400			
D3060	Roof	10037360	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	\$2,400.00	\$2,400										\$2,400												\$2,400			
D3060	Roof	10037456	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	\$2,400.00	\$2,400														\$2,400								\$2,400			
D3060	Roof	10037466	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400								\$1,400			
D3060	Roof	10037385	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400								\$1,400			
D3060	Roof	10037448	Exhaust Fan, Centrifugal, 16" Damper, Replace	255																															

Replacement Reserves Report



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Format Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D5020	Electrical Room	10037397	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$6,700.00	\$6,700																			\$6,700			\$6,700	
D5020	108F	10037342	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$6,000.00	\$6,000																			\$6,000			\$6,000	
D5020	203	10037395	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	\$7,600.00	\$7,600																			\$7,600			\$7,600	
D5020	241	10037431	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,700.00	\$6,700																				\$6,700		\$6,700	
D5020	108F	10037271	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$7,600.00	\$7,600																				\$7,600		\$7,600	
D5020	108F	10037457	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$7,600.00	\$7,600																				\$7,600		\$7,600	
D5020	203	10037450	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,700.00	\$6,700																				\$6,700		\$6,700	
D5020	241	10037405	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$7,600.00	\$7,600																				\$7,600		\$7,600	
D5020	148	10037418	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$7,600.00	\$7,600																				\$7,600		\$7,600	
D5020	148	10037350	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,000.00	\$6,000																				\$6,000		\$6,000	
D5020	148	10037259	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$6,700.00	\$6,700																				\$6,700		\$6,700	
D5020	116	10037275	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$6,700.00	\$6,700																					\$6,700	\$6,700	\$6,700
D5020	108F	10037416	Distribution Panel, 277/480 V, Replace	30	13	17	1	EA	\$5,300.00	\$5,300																		\$5,300					\$5,300
D5020	241	10037362	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$10,000.00	\$10,000																				\$10,000		\$10,000	
D5020	148	10037398	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300																				\$5,300		\$5,300	
D5020	116	10037354	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	\$10,000.00	\$10,000																					\$10,000	\$10,000	\$10,000
D5030	108G	10037343	Motor, AHU or Pump, Replace	18	13	5	1	EA	\$2,000.00	\$2,000						\$2,000																	\$2,000
D5030	Mechanical Room	10037315	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$8,800.00	\$8,800										\$8,800													\$8,800
D5030	Mechanical Room	10037283	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$30,000.00	\$30,000										\$30,000													\$30,000
D5030	193A	10037287	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$10,000.00	\$10,000										\$10,000													\$10,000
D5030	Mechanical Room	10037295	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$30,000.00	\$30,000										\$30,000													\$30,000
D5030	193A	10037329	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$10,000.00	\$10,000										\$10,000													\$10,000
D5030	Mechanical Room	10037334	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	11	9	1	EA	\$8,800.00	\$8,800										\$8,800													\$8,800
D5040	Throughout Building	10037349	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	91931	SF	\$0.65	\$59,755				\$59,755											\$59,755								\$119,510
D5040	Throughout Building	10037462	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	12	8	91931	SF	\$5.00	\$459,655									\$459,655														\$459,655
D6060	Throughout Building	10037425	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	11	9	91931	SF	\$1.65	\$151,686										\$151,686													\$151,686
D7030	Throughout Building	10037345	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	91931	SF	\$2.00	\$183,862					\$183,862																\$183,862		\$367,724
D7050	Entrance	10037415	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	\$15,000.00	\$15,000					\$15,000																\$15,000		\$30,000
D7050	108F	10037306	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	91931	SF	\$3.00	\$275,793										\$275,793													\$275,793
E1030	Kitchen	10037404	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	\$8,280.00	\$8,280				\$8,280										\$8,280								\$16,560	
E1030	108G	10037313	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	12	3	1	EA	\$3,800.00	\$3,800				\$3,800																\$3,800		\$7,600	
E1030	Kitchen	10037308	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600																\$4,600		\$9,200
E1030	Kitchen	10037453	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700																\$5,700	\$11,400
E1030	Kitchen	10037289	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	\$3,600.00	\$3,600						\$3,600																\$3,600	\$7,200
E1030	Kitchen	10037380	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$3,300						\$3,300																\$3,300	\$6,600
E1030	Kitchen	10037262	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$4,600.00	\$4,600						\$4,600																\$4,600	\$9,200
E1030	Kitchen	10037269	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	10	5	1	EA	\$5,700.00	\$5,700						\$5,700																\$5,700	\$11,400
E1030	Roof	10037263	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300						\$6,300																	

Replacement Reserves Report																															 Shaping a World of Trust		
2/24/2026																																	
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	
D5040	Site	10037480	Exterior Light, any type, w/ LED Replacement, Replace	20	13	7	13	EA	\$400.00	\$5,200								\$5,200														\$5,200	
F1020	Site	10037471	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30	12	18	750	SF	\$28.00	\$21,000																			\$21,000			\$21,000	
G2020	Site	10037481	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	7000	SF	\$3.50	\$24,500													\$24,500									\$24,500	
G2050	Site	10037486	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	12	13	8200	SF	\$6.50	\$53,300														\$53,300								\$53,300	
G2050	Site	10037479	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	4	EA	\$4,750.00	\$19,000														\$19,000								\$19,000	
G2050	Site	10037478	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	7500	SF	\$3.50	\$26,250																\$26,250						\$26,250	
G2050	Site	10037484	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	3	2	6000	SF	\$1.00	\$6,000			\$6,000					\$6,000						\$6,000				\$6,000				\$24,000	
G2050	Site	10037475	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	2	3	3500	SF	\$1.00	\$3,500				\$3,500					\$3,500					\$3,500					\$3,500			\$14,000	
G2050	Site	10037476	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000	
G2050	Site	10037472	Play Structure, Multipurpose, Large, Replace	20	10	10	1	EA	\$35,000.00	\$35,000											\$35,000											\$35,000	
G2060	Site	10037469	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	\$700.00	\$1,400											\$1,400											\$1,400	
G2060	Site	10037474	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	2	EA	\$600.00	\$1,200											\$1,200											\$1,200	
G2060	Site	10037470	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	13	12	3	EA	\$1,400.00	\$4,200													\$4,200									\$4,200	
G2060	Site	10037483	Flagpole, Metal, Replace	30	11	19	1	EA	\$2,500.00	\$2,500																				\$2,500		\$2,500	
G4010	Site	10037477	Site Transformer, Liquid Filled, Property-Owned, Replace	30	11	19	1	EA	\$98,400.00	\$98,400																				\$98,400		\$98,400	
G4050	Site	10037485	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	15	EA	\$6,800.00	\$102,000											\$102,000											\$102,000	
Totals, Unescalated											\$0	\$0	\$6,000	\$3,500	\$0	\$0	\$0	\$11,200	\$3,500	\$20,000	\$139,600	\$0	\$34,700	\$75,800	\$0	\$26,250	\$0	\$6,000	\$24,500	\$100,900	\$0	\$451,950	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$6,365	\$3,825	\$0	\$0	\$0	\$13,775	\$4,434	\$26,095	\$187,611	\$0	\$49,474	\$111,315	\$0	\$40,897	\$0	\$9,917	\$41,710	\$176,929	\$0	\$672,345	

* 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	10037461	D1010	Elevator Controls	Automatic, 1 Car		Wilson Wims Elementary School / Main Building	Elevator Room	Otis	AAA21310AD	61151419	2014		
2	10293662	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2500 LBS	Wilson Wims Elementary School	Elevator				2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10037318	D2010	Water Heater	Gas, Commercial (400 MBH)	130 GAL	Wilson Wims Elementary School / Main Building	Mechanical Room	A. O. Smith	BTH 400A 104	1407M000664	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10037311	D3020	Cabinet Heater [CUH-5]	Electric, 3 to 4 LF	4 LF	Wilson Wims Elementary School / Main Building	Hallway	Inaccessible	Inaccessible	Inaccessible	2014		5
2	10037381	D3020	Unit Heater	Electric	3 kW	Wilson Wims Elementary School / Main Building	Mechanical Room	Taskmaster	Inaccessible	Inaccessible	2014		
3	10037460	D3020	Unit Heater	Electric	5 kW	Wilson Wims Elementary School / Main Building	108G	Taskmaster	Inaccessible	Inaccessible	2014		
4	10037458	D3020	Unit Heater [CUH-4]	Hydronic	25 MBH	Wilson Wims Elementary School / Main Building	Front Entrance	Inaccessible	Inaccessible	Inaccessible	2014		
5	10037371	D3020	Unit Heater [CUH-6]	Electric, 6 to 10 KW	No dataplate	Wilson Wims Elementary School / Main Building	108G	Inaccessible	Inaccessible	Inaccessible	2014		
6	10037376	D3020	Unit Heater [CUH-9]	Hydronic	25 MBH	Wilson Wims Elementary School / Main Building	Entrance Space	Inaccessible	Inaccessible	Inaccessible	2014		
7	10037389	D3020	Unit Heater [PHU-18]	Electric	3 kW	Wilson Wims Elementary School / Main Building	193A	Taskmaster	G1G5103N	NA	2014		
8	10037305	D3020	Unit Heater [PUH-14]	Electric	5 kW	Wilson Wims Elementary School / Main Building	193A	Taskmaster	G1G5105N	NA	2014		
9	10037424	D3020	Unit Heater [PUH-17]	Electric	3 kW	Wilson Wims Elementary School / Main Building	193A	Taskmaster	G1G5103N	NA	2014		
10	10037347	D3020	Unit Heater [PUH-4]	Electric	5 kW	Wilson Wims Elementary School / Main Building	108G	Taskmaster	Inaccessible	Inaccessible	2014		
11	10037303	D3020	Unit Heater [PUH-5]	Electric	3 kW	Wilson Wims Elementary School / Main Building	Mechanical Room	Taskmaster	G1G5103N	NA	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10037467	D3020	Unit Heater [PUH-7]	Electric	5 kW	Wilson Wims Elementary School / Main Building	Mechanical Room	Taskmaster	G1G5105N	NA	2014		
13	10037364	D3020	Unit Heater [PUH-8]	Electric	5 kW	Wilson Wims Elementary School / Main Building	108G	Taskmaster	G1G5103N	NA	2014		
14	10037363	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Wilson Wims Elementary School / Main Building	Mechanical Room	Taco	PAX84-150	360448	2014		
15	10037386	D3020	Boiler Supplemental Components [ET-1]	Expansion Tank	60 GAL	Wilson Wims Elementary School / Main Building	Mechanical Room	Armstrong Air	A1000-1	742804	2014		
16	10037272	D3030	Heat Pump [HPU-10]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	123	ClimateMaster	TSV024CECC0JLKS	S10312955	2014		
17	10037390	D3030	Heat Pump [HPU-11]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	123	ClimateMaster	TYV036BEDC0GRTS	S11115461	2014		
18	10037319	D3030	Heat Pump [HPU-12]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	152	ClimateMaster	TSV030AECC0NRKS	S10312980	2014		
19	10037430	D3030	Heat Pump [HPU-13]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	152	ClimateMaster	TSV030AECC0NLKS	S10312971	2014		
20	10037267	D3030	Heat Pump [HPU-14]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	156	ClimateMaster	TSV030AECC0NLKS	S10312966	2014		
21	10037335	D3030	Heat Pump [HPU-15]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	162	ClimateMaster	TSV030AECC0NRKS	S10312981	2014		
22	10037281	D3030	Heat Pump [HPU-15]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	162	ClimateMaster	TSV030AECC0NLKS	S10312968	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10037279	D3030	Heat Pump [HPU-17]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	131	ClimateMaster	TSV018BECC0NLKS	S10312938	2014		
24	10037373	D3030	Heat Pump [HPU-18]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	137	ClimateMaster	TSV024CECC0JLKS	S10312950	2014		
25	10037439	D3030	Heat Pump [HPU-19]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	137	ClimateMaster	TSV024CECC0JRKS	S10312957	2014		
26	10037277	D3030	Heat Pump [HPU-20]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	184	ClimateMaster	TYV036BEDC0GRTS	S11115463	2014		
27	10037432	D3030	Heat Pump [HPU-21]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	176	ClimateMaster	TYV036BEDC0GLTS	S11115452	2014		
28	10037468	D3030	Heat Pump [HPU-22]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	176	ClimateMaster	TYV036BEDC0GRTS	S11115465	2014		
29	10037409	D3030	Heat Pump [HPU-23]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	170	ClimateMaster	TYV036BEDC0GLTS	S11115453	2014		
30	10037388	D3030	Heat Pump [HPU-24]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	170	ClimateMaster	TYV036BEDC0GRTS	S11115466	2014		
31	10037261	D3030	Heat Pump [HPU-25]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV018BECC0NRKS	S10312940	2014		
32	10037336	D3030	Heat Pump [HPU-26]	Water Source, 5 TON	3.5 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV042CFCC0JRKS	S10312995	2014		
33	10037423	D3030	Heat Pump [HPU-27]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV036CFCC0JRKS	S10312985	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10037301	D3030	Heat Pump [HPU-28]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV024CECC0JRKS	S10312960	2014		
35	10037368	D3030	Heat Pump [HPU-29]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV018BECC0NLKS	S10312935	2014		
36	10037428	D3030	Heat Pump [HPU-3]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	132	ClimateMaster	TSV018BECC0NRKS	S10312942	2014		
37	10037280	D3030	Heat Pump [HPU-30]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV024CECC0JLKS	S10312951	2014		
38	10037452	D3030	Heat Pump [HPU-31]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV018BECC0NLKS	S10312933	2014		
39	10037341	D3030	Heat Pump [HPU-32]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	ClimateMaster	TSV018BECC0NRKS	S10312946	2014		
40	10037399	D3030	Heat Pump [HPU-33]	Water Source, 5 TON	4 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	ClimateMaster	TSV048CFCC0JRKS	S10312997	2014		
41	10037257	D3030	Heat Pump [HPU-34]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	ClimateMaster	TYV036BEDC0GRTS	S11115473	2014		
42	10037299	D3030	Heat Pump [HPU-35]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TYV036BEDC0GLTS	S11115454	2014		
43	10037433	D3030	Heat Pump [HPU-40]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	214	ClimateMaster	TSV030AECC0NRKS	S10312977	2014		
44	10037304	D3030	Heat Pump [HPU-41]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	214	ClimateMaster	TSV030AECC0NLKS	S10312969	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10037324	D3030	Heat Pump [HPU-42]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	220	ClimateMaster	TSV030AECC0NRKS	S10312978	2014		
46	10037317	D3030	Heat Pump [HPU-43]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	220	ClimateMaster	TSV030AECC0NLKS	S10312974	2014		
47	10037332	D3030	Heat Pump [HPU-44]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	215	ClimateMaster	TYV036BEDC0GLTS	S11115455	2014		
48	10037374	D3030	Heat Pump [HPU-45]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	215	ClimateMaster	TYV036BEDC0GRTS	S11115475	2014		
49	10037443	D3030	Heat Pump [HPU-46]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	221	ClimateMaster	TSV018BECC0NLKS	S10312936	2014		
50	10037378	D3030	Heat Pump [HPU-47]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	226	ClimateMaster	TSV030AECC0NRKS	S10312983	2014		
51	10037330	D3030	Heat Pump [HPU-48]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	226	ClimateMaster	TSV030AECC0NLKS	S10312972	2014		
52	10037338	D3030	Heat Pump [HPU-49]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	230	ClimateMaster	TSV030AECC0NLKS	S10312975	2014		
53	10037290	D3030	Heat Pump [HPU-5]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	ClimateMaster	TYV036BEDC0GLTS	S11115448	2014		
54	10037270	D3030	Heat Pump [HPU-51]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	236	ClimateMaster	TSV030AECC0NLKS	S10312973	2014		
55	10037403	D3030	Heat Pump [HPU-52]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	227	ClimateMaster	TSV018BECC0NRKS	S10312943	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10037276	D3030	Heat Pump [HPU-53]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	233	ClimateMaster	TSV030AECC0NLKS	S10312970	2014		
57	10037298	D3030	Heat Pump [HPU-54]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	233	ClimateMaster	TSV030AECC0NRKS	S10312979	2014		
58	10037365	D3030	Heat Pump [HPU-55]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	242	ClimateMaster	TYV036BEDC0GRTS	S11115476	2014		
59	10037402	D3030	Heat Pump [HPU-56]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	242	ClimateMaster	TYV036BEDC0GLTS	S11115457	2014		
60	10037455	D3030	Heat Pump [HPU-57]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	248	ClimateMaster	TYV036BEDC0GRTS	S11115477	2014		
61	10037440	D3030	Heat Pump [HPU-58]	Water Source, 5 TON	3 TON	Wilson Wims Elementary School / Main Building	248	ClimateMaster	TYV036BEDC0GLTS	\$11115458	2014		
62	10037401	D3030	Heat Pump [HPU-59]	Water Source, 5 TON	1.5 TON	Wilson Wims Elementary School / Main Building	245	ClimateMaster	TSV018BECC0NRKS	S10312945	2014		
63	10037291	D3030	Heat Pump [HPU-6]	Water Source, 5 TON	4 TON	Wilson Wims Elementary School / Main Building	193A	ClimateMaster	TSV048CFCC0JLKS	S10312996	2014		
64	10037438	D3030	Heat Pump [HPU-60]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	248	ClimateMaster	TSV018BECC0NLTS	S10312939	2014		
65	10037459	D3030	Heat Pump [HPU-60]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	236	ClimateMaster	TSV030AECC0NRKS	S10312976	2014		
66	10037358	D3030	Heat Pump [HPU-62]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	245	ClimateMaster	TSV024CECC0JRKS	S10312958	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10037391	D3030	Heat Pump [HPU-7]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	132	ClimateMaster	TSV024CECC0JLKS	S10312952	2014		
68	10037361	D3030	Heat Pump [HPU-8]	Water Source, 5 TON	2 TON	Wilson Wims Elementary School / Main Building	142	ClimateMaster	TSV024CECC0JRKS	S10312959	2014		
69	10037400	D3030	Heat Pump [HPU-9]	Water Source, 5 TON	2.5 TON	Wilson Wims Elementary School / Main Building	142	ClimateMaster	TSV030AECC0NLKS	S10312967	2014		
70	10037407	D3030	Heat Pump [WCCC-2]	Variable Refrigerant Volume (VRV)	7 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	Daikin Industries	RWEYQ84PTJU	A000679	2014		
71	10037309	D3030	Heat Pump [WCCU-1]	Variable Refrigerant Volume (VRV), 5 TON	7 TON	Wilson Wims Elementary School / Main Building	Mechanical Room	Daikin Industries	RWEYQ84PTJU	A000695	2014		
72	10037294	D3030	Packaged Terminal Air Conditioner [HPU-1]	PTHP, 12001 to 18000 BTUH	No dataplate	Wilson Wims Elementary School / Main Building	Break Room	Inaccessible	Inaccessible	Inaccessible	2014		
73	10037406	D3030	Split System [DSS-1]	Condensing Unit/Heat Pump	1 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RKS36LVJU	E000857	2014		
74	10037372	D3030	Split System [DSS-6]	Condensing Unit/Heat Pump	1 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJU	Illegible	2014		
75	10037328	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RXS18LVJU	E001203	2014		
76	10037454	D3030	Split System Ductless [DSS-2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RXS18LVJU	NA	2014		
77	10037314	D3030	Split System Ductless [DSS-3]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJU	NA	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10037344	D3030	Split System Ductless [DSS-4]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	RKN18KEVJU	NA	2014		
79	10037316	D3030	Split System Ductless [DSS-7]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Wilson Wims Elementary School / Main Building	Roof	Daikin Industries	Illegible	Illegible	2014		
80	10037375	D3030	Chilled Water	Chemical Feed Dosing System	No dataplate	Wilson Wims Elementary School / Main Building	Mechanical Room				2014		
81	10037442	D3050	Pump [P-1]	Distribution, HVAC Heating Water	50 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	WEG	050360T3E324TS	1020011368	2014		
82	10037264	D3050	Pump [P-2]	Distribution, HVAC Heating Water	50 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	WEG	050360T3E324TS	1020011367	2014		
83	10037426	D3050	Air Handler [DOAU-1]	Interior AHU, Easy/Moderate Access	10000 CFM	Wilson Wims Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-FP-FP-D-WMP46-SS	2145-01-1213	2014		
84	10037296	D3050	Air Handler [DOAU-2]	Exterior AHU, 8001 to 10000 CFM	10000 CFM	Wilson Wims Elementary School / Main Building	Roof	ANNEXAIR	ERP-E-09-FP-FP-D-WMP38-SS	2145-02-1213	2014		
85	10037258	D3050	Air Handler [DOAU-3]	Interior AHU, Easy/Moderate Access	8000 CFM	Wilson Wims Elementary School / Main Building	Mechanical Room	ANNEXAIR	ERP-1-03-FP-D-HR-WMP16-SS	2145-03-1213	2014		
86	10037331	D3050	Air Handler [DOAU-4]	Interior AHU, Easy/Moderate Access	10000 CFM	Wilson Wims Elementary School / Main Building	193A	ANNEXAIR	ERP-1-03-FP-D-HR-WMP24-SS	2145-04-1213	2014		
87	10037384	D3050	Air Handler [ERU-1]	Interior AHU, Easy/Moderate Access	10000 CFM	Wilson Wims Elementary School / Main Building	Mechanical Room	ANNEXAIR	ERP-4-05-FP-D-HR-WMP22-TB	2145-05-1213	2014		
88	10037286	D3050	Air Handler [ERU-2]	Interior AHU, Easy/Moderate Access	11100 CFM	Wilson Wims Elementary School / Main Building	193A	ANNEXAIR	ERP-1-03-FP-D-HR-WMP16-TB	2145-06-1213	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
89	10037360	D3060	Exhaust Fan [EF-1]	Centrifugal, 16" Damper	1200 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	EX110	B14PZ22832	2014		
90	10037353	D3060	Exhaust Fan [EF-10]	Centrifugal, 16" Damper	1400 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	FX110	B14PZ22835	2014		
91	10037357	D3060	Exhaust Fan [EF-11]	Centrifugal, 16" Damper	1500 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	FX110	B14PZ22836			
92	10037456	D3060	Exhaust Fan [EF-13]	Centrifugal, 16" Damper	1200 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX148	L585787	2014		
93	10037260	D3060	Exhaust Fan [EF-15&16]	Centrifugal, 16" Damper	1500 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	LC40BC	B140Z75717	2014		
94	10037282	D3060	Exhaust Fan [EF-15&16]	Centrifugal, 16" Damper	1755 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	LC40BC	B140Z75718	2014		
95	10037288	D3060	Exhaust Fan [EF-17]	Centrifugal, 12" Damper	200 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX130	L585778	2014		
96	10037366	D3060	Exhaust Fan [EF-18]	Centrifugal, 12" Damper	100 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX130	L585,778	2014		
97	10037466	D3060	Exhaust Fan [EF-19]	Centrifugal, 12" Damper	500 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX130	B14PZ07887	2014		
98	10037448	D3060	Exhaust Fan [EF-2&3]	Centrifugal, 16" Damper	1600 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	FX110	B14PZ22833	2014		
99	10037411	D3060	Exhaust Fan [EF-2&3]	Centrifugal, 16" Damper	1600 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	FX11Q	B14PZ22834	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
100	10037429	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 10" Damper	500 CFM	Wilson Wims Elementary School / Main Building	108G	Inaccessible	Inaccessible	Inaccessible	2014		
101	10037385	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	900 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX14B	B14PZ72713			
102	10037356	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	900 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	DX125	B14PZ72739			
103	10037449	D3060	Exhaust Fan [EF-9]	Centrifugal, 16" Damper	1800 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	FX138FT	B14PZ72742			
104	10037322	D3060	Exhaust Fan [RF-1]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	PH3654	E14WZ07783	2014		
105	10037441	D3060	Exhaust Fan [RF-2]	Roof or Wall-Mounted, 12" Damper	900 CFM	Wilson Wims Elementary School / Main Building	Roof	PennBarry	PH3654	E14WZ07782	2014		
106	10037447	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Wilson Wims Elementary School / Main Building	Kitchen	Berner International Corp.	Inaccessible	Inaccessible	2014		
107	10037437	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		Wilson Wims Elementary School / Main Building	Kitchen	Mars Air Systems	LPN236-1UA-0B	601536	2014		
108	10037393	D3060	Supplemental Components	Air Curtain, 5' Wide Heated		Wilson Wims Elementary School / Main Building	Kitchen	Mars Air Systems	LPN236-1UA-0B	601535	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10037464	D5010	Generator	Gas or Gasoline	185 KW	Wilson Wims Elementary School / Main Building	Building Exterior	Kohler	125REZGC	SGM329HSG			
2	10037351	D5010	Automatic Transfer Switch [ATS-1]	ATS	800 AMP	Wilson Wims Elementary School / Main Building	108F	Kohler	Inaccessible	Inaccessible	2014		
3	10037325	D5010	Automatic Transfer Switch [ATS-2]	ATS	800 AMP	Wilson Wims Elementary School / Main Building	108F	Kohler	Inaccessible	Inaccessible	2014		
4	10037397	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	Electrical Room	Eaton Cutler-Hammer	V48M28B30CUEE	J13K00753	2014		
5	10037465	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	Inaccessible	Inaccessible	2014		
6	10037342	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	Inaccessible	Inaccessible			
7	10037275	D5020	Secondary Transformer [C2]	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	116	Eaton Cutler-Hammer	N48M28B30CUEE	J13L50573	2014		
8	10037259	D5020	Secondary Transformer [C3]	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	148	Eaton Cutler-Hammer	N48M28B30CUEE	J13L00551	2014		
9	10037450	D5020	Secondary Transformer [C4]	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	203	Eaton Cutler-Hammer	N48M28830CUEE	Inaccessible	2014		
10	10037431	D5020	Secondary Transformer [C5]	Dry, Stepdown	30 KVA	Wilson Wims Elementary School / Main Building	241	Eaton Cutler-Hammer	N48M28B30CUEE	J13L50568	2014		
11	10037350	D5020	Secondary Transformer [ESL 2]	Dry, Stepdown	15 KVA	Wilson Wims Elementary School / Main Building	148	Eaton Cutler-Hammer	N48M28B15CUEE	Inaccessible	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10037271	D5020	Secondary Transformer [ESL-1]	Dry, Stepdown	45 KVA	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	N48M28B45CUEE	J13L51335	2014		
13	10037457	D5020	Secondary Transformer [R1]	Dry, Stepdown	45 KVA	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	V48M28B45CUEE	J13L50332	2014		
14	10037387	D5020	Secondary Transformer [R2]	Dry, Stepdown	112.5 KVA	Wilson Wims Elementary School / Main Building	116	Eaton Cutler-Hammer	V48M28B12CUEE	J13L50608	2014		
15	10037418	D5020	Secondary Transformer [R3]	Dry, Stepdown	45 KVA	Wilson Wims Elementary School / Main Building	148	Eaton Cutler-Hammer	V48M28B45CUEE	J13L50222	2014		
16	10037395	D5020	Secondary Transformer [R4]	Dry, Stepdown	45 KVA	Wilson Wims Elementary School / Main Building	203	Eaton Cutler-Hammer	V48M28B45CUEE	J13L50206	2014		
17	10037405	D5020	Secondary Transformer [R5]	Dry, Stepdown	45 KVA	Wilson Wims Elementary School / Main Building	241	Eaton Cutler-Hammer	V48M28B45CUEE	J13L50302	2014		
18	10037436	D5020	Switchboard	277/480 V	2000 AMP	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	SLY0449983	NA	2014		
19	10037416	D5020	Distribution Panel [DP1]	277/480 V	400 AMP	Wilson Wims Elementary School / Main Building	108F	Eaton Cutler-Hammer	No dataplate	No dataplate	2014		
20	10037354	D5020	Distribution Panel [DP2]	277/480 V	800 AMP	Wilson Wims Elementary School / Main Building	116	Eaton Cutler-Hammer	BX3673DDP	NA	2014		
21	10037398	D5020	Distribution Panel [DP3]	277/480 V	400 AMP	Wilson Wims Elementary School / Main Building	148	Eaton Cutler-Hammer	EZB2072R	NA	2014		
22	10037362	D5020	Distribution Panel [DP5]	277/480 V	800 AMP	Wilson Wims Elementary School / Main Building	241	Eaton Cutler-Hammer	BX3673DDP	NA	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10037343	D5030	Motor	AHU or Pump	5 HP	Wilson Wims Elementary School / Main Building	108G	Baldor Reliance	CEM3218T	F1404092978	2014		
24	10037315	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	ABB	ACH550 VDR 08AB-4	2134403368	2014		
25	10037287	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Wilson Wims Elementary School / Main Building	193A	ABB	Illegible	2183005618	2014		
26	10037329	D5030	Variable Frequency Drive	VFD, by HP of Motor	20 HP	Wilson Wims Elementary School / Main Building	193A	ABB	ACH550-VCR-023A-4+F267	2143205466	2014		
27	10037334	D5030	Variable Frequency Drive	VFD, by HP of Motor	15 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	ABB	ACH550-VDR-08AB-4	2134403402	2014		
28	10037283	D5030	Variable Frequency Drive [VFD-1]	VFD, by HP of Motor	75 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	ABB	ACH550-BCR-072A-4+F267	2134700759	2014		
29	10037295	D5030	Variable Frequency Drive [VFD-2]	VFD, by HP of Motor	75 HP	Wilson Wims Elementary School / Main Building	Mechanical Room	ABB	ACH550-BCR-072A-4+F267	2134700770	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10037415	D7050	Fire Alarm Panel	Fully Addressable		Wilson Wims Elementary School / Main Building	Entrance	BFPE	No dataplate	No dataplate	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10037420	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Wilson Wims Elementary School / Main Building	Kitchen				2014		
2	10037404	E1030	Foodservice Equipment	Convection Oven, Double		Wilson Wims Elementary School / Main Building	Kitchen	Blodgett	NA	031914CP006T	2014		
3	10037289	E1030	Foodservice Equipment	Dairy Cooler/Wells		Wilson Wims Elementary School / Main Building	Kitchen	Beverage-Air Corporation	STF58Y-1-S	10907532	2014		
4	10037380	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Wilson Wims Elementary School / Main Building	Kitchen	AvTec	VDW	262340	2014		
5	10037453	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Wilson Wims Elementary School / Main Building	Kitchen	Delfield	KCSC-60-B	1401150002549	2014		
6	10037269	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Wilson Wims Elementary School / Main Building	Kitchen	Delfield	TG-1826H	1406150001196	2014		
7	10037313	E1030	Foodservice Equipment	Garbage Disposal, 1 to 3 HP		Wilson Wims Elementary School / Main Building	108G	No dataplate	No dataplate	No dataplate	2014		
8	10037383	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Wilson Wims Elementary School / Main Building	Kitchen	Inaccessible	Inaccessible	Inaccessible			
9	10037446	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Wilson Wims Elementary School / Main Building	Roof	BOHN	BHS015X6C	T14A08936			
10	10037263	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Wilson Wims Elementary School / Main Building	Roof	Beacon/Morris	BZS045L6C	T14A08939	2014		
11	10037262	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Wilson Wims Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2014		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10037308	E1030	Foodservice Equipment	Walk-In, Evaporator for Refigerator/Freezer		Wilson Wims Elementary School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2014		
13	10037326	E1030	Foodservice Equipment	Walk-In, Freezer		Wilson Wims Elementary School / Main Building	Kitchen	Bally	3680.5-3-P-A-W	DX1303072-01	2014		
14	10037300	E1030	Foodservice Equipment	Walk-In, Freezer		Wilson Wims Elementary School / Main Building	Kitchen	Bally	3681-3-A-W	DX1303072-02	2014		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	10037477	G4010	Site Transformer	Liquid Filled, Property-Owned	750 kVA	Wilson Wims Elementary School / Site	Site	ERMCO	NA	B1309757073	2014		