



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Wood Acres Elementary School

5800 Cromwell Drive

Bethesda, MD 20816

PREPARED BY:

Bureau Veritas

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BV PROJECT #:

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DATE OF REPORT:

May 7, 2026

ON SITE DATE:

November 10, 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	5800 Cromwell Drive, Bethesda, MD 20816
Site Developed	1952 Renovated 2002, 8-room addition 2016
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 10, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Niurka Talavera (Building Service Manager) 201.640.6296
Assessment and 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

Wood Acres Elementary School, located in Bethesda, Maryland, was originally constructed in 1952 to serve the growing residential community in the area. The school underwent an extensive project in 2002 that demolished and rebuilt the original building with the exception of the gymnasium which was retained and totally renovated. An eight room extension was added in 2016. Overall, the facility presents a well-maintained appearance, with most upgrades contributing to continued functionality and comfort.

Architectural

Architecturally, the school reflects a traditional institutional layout with durable materials common to early 2000 construction. The interior finishes, including VCT flooring, ACT ceilings, wall finishes, and interior paint, appear to be in overall fair condition throughout the school. The roof system, exterior brick envelope, and windows generally perform well; however, the point of contact reported minor leaks near the front entrance windows and the building service area, leading to small areas of mold and moisture staining. Some moisture issues were also noted around Room 117, the second-grade restroom, and the boiler room. The roof is near the end of its estimated useful life and will need replacement in the short term. Aside from these localized concerns, the architectural systems remain in good condition with no major deficiencies.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The mechanical, electrical, plumbing, and fire protection systems consist of a mix of equipment installed around 2002, and updated component replacements are anticipated from 2015. Most HVAC equipment functions well and maintains properly; however, significant components are aging and will reach their estimated useful life (EUL) in the next five to seven years. The two heating boilers experienced issues in the past and were repaired. Ventilation and comfort concerns were reported in the main office, media center, and Room 103, where occupants experience heating issues. The fire suppression system was recently installed and is in good working order. All domestic water heaters, pumps, and electrical distribution panels appear to be operating normally with no major concerns noted.

Site

The school site is generally in good condition, with well-maintained walkways, play areas, and circulation routes. The primary issues observed involve concrete surface deterioration at the main entrance, where minor cracking and wear require attention. Additionally, the asphalt paving appears to be original or older and is showing signs of age, indicating the need for near-term repair or resurfacing. Aside from these concerns, the drainage, landscaping, sidewalks, and general site features appear to be in acceptable condition with no major concerns.

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 conservation.

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.534894.

Immediate Needs

There are no immediate needs to report.



Key Findings



Chiller in Poor condition.

Air-Cooled, 151 to 200 TON
 Wood Acres Elementary School Wood Acres
 Elementary School Building Exterior

Uniformat Code: D3030
 Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$240,000

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The exterior casing shows corrosion and paint deterioration. The interior compressor compartment also exhibits significant corrosion and aged wiring. This unit uses R22 refrigerant, which is obsolete and no longer supported. - AssetCALC ID: 10048017



Parking Lots in Poor condition.

Pavement, Asphalt
 Site Wood Acres Elementary School Site

Uniformat Code: G2020
 Recommendation: **Cut and Patch in 2027**

Priority Score: **84.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$17,600

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Pavements needs attention throughout due to cracks and surface degradation. - AssetCALC ID: 10048217



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
 Wood Acres Elementary School Wood Acres
 Elementary School Throughout Building

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

Priority Score: **81.8**

Plan Type:
 Performance/Integrity

Cost Estimate: \$236,100

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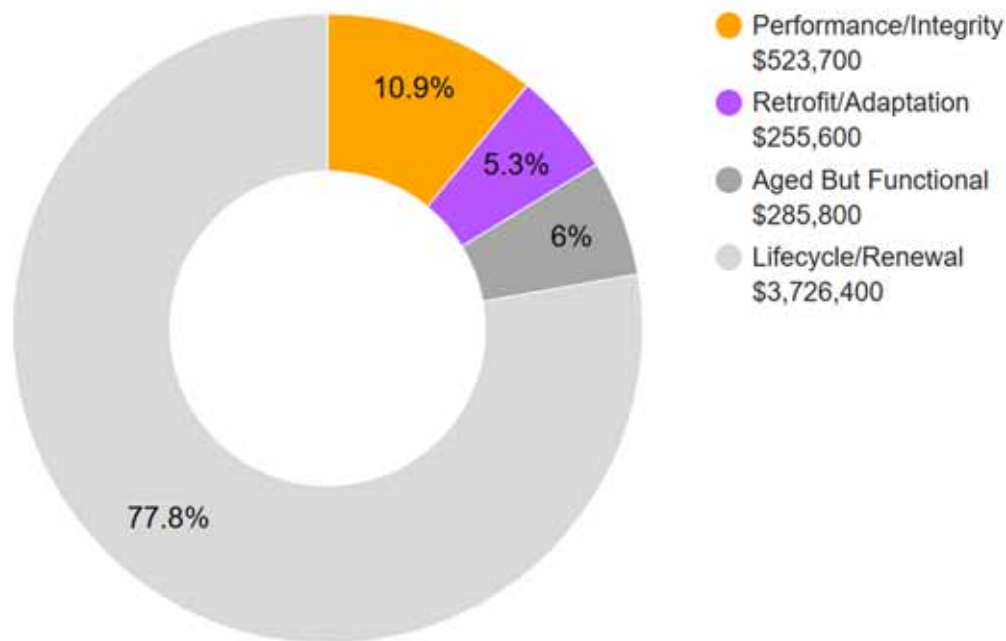
Damaged and stained ceiling tiles throughout - AssetCALC ID: 10048106

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$4,791,500



2. Building Information



Main Building: Systems Summary

Address	5800 Cromwell Drive, Bethesda, MD 20816	
GPS Coordinates	38.9675851, -77.1184036	
Constructed/Renovated	1952, demolished and rebuilt 2002, 8-room addition 2016	
Building Area	96,358 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing Secondary: Hip construction with asphalt shingles roofing	Fair
Interiors	Walls: Glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip Ceilings: Painted gypsum board and 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 tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller and air handlers feeding hydronic cabinet terminal units Non-Central System: Split system VRV heat pumps and cassette fan coil units, packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Good
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, LED, CFL Exterior Building-Mounted Lighting: LED 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	-	-	-	-	\$977,700	\$977,700
Roofing	-	\$950,600	-	\$30,400	-	\$981,000
Interiors	-	\$250,500	\$269,900	\$74,200	\$1,198,900	\$1,793,400
Conveying	-	-	\$5,800	\$10,700	-	\$16,500
Plumbing	-	\$18,400	-	\$15,100	\$990,600	\$1,024,100
HVAC	-	\$266,300	\$466,600	\$1,047,800	\$1,375,400	\$3,156,100
Fire Protection	-	-	-	-	\$2,229,700	\$2,229,700
Electrical	-	\$3,200	\$129,400	\$116,900	\$3,561,700	\$3,811,200
Fire Alarm & Electronic Systems	-	-	-	\$581,300	\$288,800	\$870,100
Equipment & Furnishings	-	-	\$78,100	\$63,800	\$126,400	\$268,300
TOTALS (3% inflation)	-	\$1,488,800	\$949,800	\$1,940,300	\$10,749,100	\$15,128,000

3. Site Summary



Site Information		
Site Area	5.17 acres	
Parking Spaces	65 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	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures Playgrounds and courts with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--

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



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	\$5,400	-	\$47,600	\$420,900	\$473,900
Site Pavement	-	\$18,700	\$15,800	-	-	\$34,400
Site Utilities	-	-	-	-	\$166,200	\$166,200
TOTALS (3% inflation)	-	\$24,000	\$15,800	\$47,600	\$587,100	\$674,500

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1952/ 2002	Yes	No
Main Building	1952 / 2002	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 *RSMMeans data from Gordian*. While the *RSMMeans 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 School (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wood Acres Elementary School, 5800 Cromwell Drive, Bethesda MD 20816, 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.

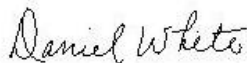
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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.

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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 - ART CLASSROOM



8 - CONFERENCE ROOM



9 - MAIN OFFICE



10 - STAIRWAYS



11 - ELEMENTARY CLASSROOM



12 - STAGE

Photographic Overview



13 - TEACHERS LOUNGE



14 - GYMNASIUM



15 - TYPICAL CLASSROOM



16 - KITCHEN



17 - MUSIC ROOM



18 - PLANETARIUM



Photographic Overview



19 - OFFICE ROOM



20 - LIBRARY



21 - RESTROOM



22 - WATER HEATER



23 - MAIN MECHANICAL ROOM



24 - MAIN ELECTRICAL ROOM



Photographic Overview



25 - ELEVATOR



26 - ELEVATOR CONTROL ROOM



27 - FIRE ALARM PANEL



28 - FIRE SPRINKLER RISERS



29 - PRIMARY ROOF OVERVIEW



30 - ROOFTOP MECHANICAL EQUIPMENT

Photographic Overview



31 - EMERGENCY GENERATOR



32 - MAIN PARKING AREA



33 - PROPERTY SIGNAGE



34 - PLAYGROUND



35 - SPORTS COURTS





36 - SITE FURNISHINGS

Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-134.354	Wood Acres Elementary School	
	Source	On-Site Date	
	Google Earth	November 10, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Wood Acres Elementary School

Name of person completing form: Niurka Talavera

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 12 Years

Date Completed: 11/10/2025

Phone Number: 2016406296

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 1952	Renovated	New Additions made 2016
2	Building size in SF	96,358	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2025	Roof leak in front entrance
		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				In the front entrance and near the building service area
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Room 121
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				In RM 117, near the 2nd grade bathroom and the boiler room.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				We been having issues with the heat in the main office, media center and RM 103.
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: Wood Acres Elementary School

BV Project Number: 172559.25R000-134.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



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



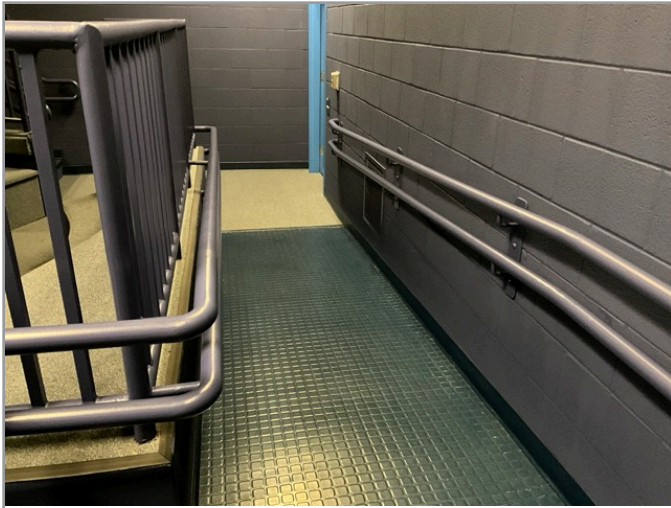
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS OPEN



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN CABINETS



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) ?	✘			
---	---	---	--	--	--

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?	X			
2	Has the play area been reviewed for accessibility ?	X			
3	Are publicly accessible swimming pools equipped with an entrance lift ?	X			

Appendix E:

Component Condition Report

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4020	Throughout Building	Good	Slab-on-Grade, Concrete, Structural w/ Integral Perimeter Footings, Structural w/ Integral Perimeter Footings	46,310 SF	52	10048093
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	38,200 SF	11	10048043
B2020	Building Exterior	Fair	Glazing, any type by SF	10,400 SF	14	10048108
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	13	10048119
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	21	10048090
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	64,000 SF	2	10048167
B3010	Roof	Fair	Roofing, Asphalt Shingle, 30-Year Premium	4,500 SF	7	10048127
Interiors						
C1010	Cafeteria	Fair	Movable Partition, Gym Divider, Basic/Manual	250 SF	13	10048109
C1030	Front Entrance	Fair	Interior Door, Steel, w/ Extensive Glazing	2	19	10048140
C1030	New Addition Building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	10	34	10048115
C1030	Hallways & Common Areas	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	14	27	10048156
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	72	23	10048161
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	67,450 SF	2	10048106
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	18	8	10048198
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	175 LF	13	10048023
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	5,230 SF	27	10048073
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	155,200 SF	5	10048173

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Office Areas	Good	Flooring, Carpet, Commercial Standard	5,200 SF	7	10048030
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	68,000 SF	11	10048120
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	950 SF	13	10048040
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,100 SF	15	10048072
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	3,050 SF	21	10048143
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	3,050 SF	6	10048190
C2050	Front Entrance	Fair	Ceiling Finishes, Gypsum Board/Plaster	625 SF	24	10048101
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	6	10048054
D1010	123	Fair	Elevator Controls, Automatic, 1 Car	1	5	10048175
Plumbing						
D2010	166	Good	Piping & Valves, Check Valve, Domestic Water, 4 IN	1	20	10048048
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	10048114
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	8	10048169
D2010	Restrooms	Fair	Urinal, Standard	13	13	10048116
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (200 MBH), 193 GAL	1	13	10048187
D2010	Storage Closet	Fair	Sink/Lavatory, Service Sink, Floor	3	23	10048113
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	28	19	10048121
D2010	Closet	Fair	Sink/Lavatory, Service Sink, Floor	1	23	10048138
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	13	10048053
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	96,358 SF	17	10048098
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 15 HP	1	2	10048079
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	10	10048071

HVAC

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 15 GAL	1	12	10048181
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1600 MBH [BOILER-1]	1	7	10048124
D3020	Electrical Room	Fair	Unit Heater, Electric, 4 kW	1	8	10048168
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 20 GAL	1	18	10048182
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 1600 MBH [BOILER 2]	1	7	10048154
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 5 kW [CUH-3]	1	3	10048100
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 7 kW [CUH-4]	1	3	10048130
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 37 to 85 MBH, Inaccessible	1	7	10048144
D3020	Electrical Room	Fair	Unit Heater, Hydronic, 37 to 85 MBH, Inaccessible	1	4	10048125
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 5 kW [CUH-1]	1	3	10048174
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 45 GAL	1	18	10048016
D3020	Mechanical Room	Fair	Unit Heater, Hydronic, 86 to 100 MBH, Inaccessible	1	4	10048015
D3020	Mechanical Room	Fair	Boiler Supplemental Components, Expansion Tank, 40 GAL	1	27	10048160
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 5 kW [CUH-2]	1	4	10048019
D3020	Hallways & Common Areas	Fair	Unit Heater, Electric, 10 kW [CUH-5]	1	4	10048042
D3030	266	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-13]	1	5	10048076
D3030	270	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-11]	1	5	10048044
D3030	267	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-12]	1	5	10048038
D3030	Office Areas	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-20]	1	5	10048099
D3030	172	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-2]	1	5	10048155
D3030	261	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-16]	1	5	10048103

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON	1	6	10048013
D3030	Building Exterior	Poor	Chiller, Air-Cooled, 151 to 200 TON, 171 TON	1	2	10048017
D3030	272	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-19]	1	5	10048165
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-2]	1	5	10048105
D3030	273	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-17]	1	5	10048191
D3030	274	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-18]	1	5	10048089
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON	1	9	10048047
D3030	271	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-10]	1	5	10048194
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 8 TON	1	5	10048134
D3030	271	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-14]	1	5	10048063
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON [VRF-2]	1	5	10048185
D3030	172	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-1]	1	5	10048132
D3030	215D	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, 3	1	11	10048112
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON [VRF-1]	1	5	10048118
D3030	Office Areas	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON [VR-15]	1	5	10048159
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	3	10048066
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [DSS-1]	1	6	10048147
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 2 TON	1	3	10048151
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	2	10048176
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 0.75 TON	1	6	10048033
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV), 10 TON	1	5	10048111
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP	1	7	10048139
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM [AHU-3]	1	7	10048162
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP	1	12	10048035

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 2 HP	1	10	10048180
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access, 5000 CFM [DOAU-1]	1	20	10048052
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8000 CFM [AHU-2]	1	7	10048083
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON [RTU-1]	1	10	10048028
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP	1	10	10048027
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	96,358 SF	7	10048200
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 7000 CFM [AHU-4]	1	7	10048091
D3050	Classrooms	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Inaccessible	38	10	10048122
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON	1	2	10048189
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	96,358 SF	17	10048057
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	12	10048117
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM	1	5	10048058
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [F-12]	1	12	10048026
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	7	10048133
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 850 CFM [F1]	1	8	10048075
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	8	10048146
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 350 CFM [EF-2]	1	13	10048135
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 750 CFM [F5]	1	8	10048074
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	9	10048172
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 875 CFM [F9]	1	9	10048150
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 450 CFM [F-10]	1	4	10048084
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 450 CFM [OAS-1]	1	7	10048148
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [HRU-2]	1	4	10048096
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [F3]	1	10	10048059

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [HRU-1]	1	4	10048039
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM	1	10	10048094
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	8	10048179
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [F2]	1	8	10048197
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 550 CFM	1	7	10048060
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 450 CFM [F-11]	1	3	10048129
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [F-6]	1	8	10048056
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 300 CFM	1	10	10048141
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 100 CFM	1	5	10048078
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 780 CFM [EF-1]	1	13	10048095
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [F-13]	1	12	10048202
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [OAS-2]	1	14	10048065
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [F7]	1	5	10048126
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 650 CFM [F4]	1	11	10048149
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM	1	14	10048171
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 50 CFM	1	3	10048067
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 450 CFM	1	7	10048201
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1000 CFM [F-14]	1	14	10048022
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM	1	7	10048142
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	96,358 SF	17	10048153
D4010	Mechanical Room	Good	Supplemental Components, Fire Riser, Dry, 4 IN	1	35	10048092
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression, 3 INCH	1	25	10048087
Electrical						

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 1200 AMP	1	18	10048051
D5010	207	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	17	10048077
D5010	Mechanical Room	Fair	Generator, Gas or Gasoline, 39 KW	1	3	10048018
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [XFMR T]	1	8	10048064
D5020	262	Fair	Distribution Panel, 277/480 V, 400 AMP [HC]	1	19	10048031
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 800 AMP [MDPL]	1	17	10048157
D5020	262	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [XFMR TRC]	1	19	10048034
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1600 AMP [SW]	1	16	10048128
D5020	151	Fair	Distribution Panel, 120/240 V, 400 AMP [LBA]	1	17	10048131
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V, 1200 AMP [DPHV]	1	8	10048029
D5020	262	Fair	Distribution Panel, 277/480 V, 400 AMP [HC]	1	19	10048158
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [M]	1	6	10048110
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA [XFMR TDPLV]	1	20	10048045
D5020	151	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [XFMR TB]	1	7	10048097
D5020	151	Fair	Distribution Panel, 277/480 V, 600 AMP [DPHB]	1	8	10048014
D5020	207	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [XFMR TE]	1	8	10048186
D5020	Mechanical Room	Fair	Distribution Panel, 277/480 V, 400 AMP [M]	1	7	10048170
D5020	151	Fair	Distribution Panel, 120/240 V, 400 AMP [LB]	1	19	10048082
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	96,358 SF	17	10048193
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 800 AMP [DPHA]	1	17	10048145
D5020	151	Fair	Distribution Panel, 120/240 V, 400 AMP [LBA]	1	17	10048107
D5020	262	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [XFMR TCC]	1	20	10048164
D5020	151	Fair	Distribution Panel, 120/240 V, 800 AMP [DPLB]	1	18	10048020
D5020	Mechanical Room	Fair	Distribution Panel, 120/208 V, 600 AMP [DPLV]	1	7	10048032

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	151	Fair	Distribution Panel, 120/240 V, 400 AMP [LB]	1	18	10048137
D5020	151	Fair	Distribution Panel, 120/240 V, 400 AMP [LBA]	1	19	10048069
D5030	Mechanical Room	Good	Motor, AHU or Pump, 1/6 HP	1	14	10048204
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 3/4 HP	1	2	10048188
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 3/4 HP	1	2	10048086
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 1/6 HP	1	12	10048152
D5030	Mechanical Room	Fair	Motor, AHU or Pump, 3 HP	1	10	10048055
D5030	Mechanical Room	Good	Motor, AHU or Pump, 1/6 HP	1	14	10048136
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	800 SF	11	10048021
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	96,358 SF	5	10048102
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	13	12	10048196
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 400 WATT	8	15	10048192
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	96,358 SF	7	10048061
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	96,358 SF	11	10048085
D7050	Throughout Building	Fair	Fire Alarm Panel, Fully Addressable	1	9	10048025
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	96,358 SF	8	10048104
D7050	Throughout Building	Good	Fire Alarm Panel, Fully Addressable	1	13	10048163
Equipment & Furnishings						
E1030	Trash Storage	Fair	Foodservice Equipment, Trash Compactor, 600 LB	1	6	10048062
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	10048081
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	10048166
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10048183
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10048199

Component Condition Report | Wood Acres Elementary School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	12	10048184
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	3	10048024
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10048049
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10048080
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	10048195
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10048088
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	10048036
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	10048041
E1060	223 Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	7	10048123
E1060	223 Lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	8	10048203
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	3	10048050
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	1	19	10048177
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	5	16	10048046

Component Condition Report | Wood Acres Elementary School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1010	Main structure	Good	Structural Framing, Masonry (CMU) Bearing Walls, Renovate	96,358 SF	53	10299941
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, 2500 LB, Renovate	1	8	10303923
Fire Alarm & Electronic Systems						
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	96,358 SF	3	10305162

Component Condition Report | Wood Acres Elementary School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,000 SF	4	10048213
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	3,200 SF	0	10048217
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,700 SF	30	10048215
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	2,200 SF	9	10048222
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	15	10048223
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	3,700 SF	2	10048216
G2050	Site	Fair	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth	1,350 SF	2	10048221
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	10048212
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	11	10048214
Sitework						
G2060	Site	Fair	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	1	13	10048218
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	7	10	10048210
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	8	10048226
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	2	7	10048219
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	520 LF	26	10048220
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,350 SF	18	10048224
G2060	Site	Fair	Flagpole, Metal	1	19	10048227
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	14	14	10048211
Utilities						
G4010	Site	Fair	Site Transformer, Liquid Filled, Property-Owned, 500 kVA	1	13	10048225

Appendix F: Replacement Reserves

Replacement Reserves Report



2/23/2026

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
Wood Acres Elementary School	\$0	\$0	\$255,566	\$0	\$0	\$0	\$0	\$0	\$69,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,163	\$0	\$0	\$0	\$723,401
Wood Acres Elementary School / Main Building	\$0	\$0	\$1,488,841	\$102,279	\$181,860	\$665,681	\$57,344	\$1,115,585	\$468,545	\$34,185	\$264,644	\$877,602	\$46,166	\$328,695	\$893,154	\$585,224	\$167,090	\$6,956,895	\$175,998	\$161,200	\$557,113	\$15,128,100
Wood Acres Elementary School / Site	\$0	\$0	\$24,029	\$0	\$15,757	\$0	\$0	\$7,441	\$1,520	\$18,658	\$20,024	\$27,685	\$7,200	\$154,196	\$48,705	\$14,801	\$0	\$8,347	\$321,760	\$4,384	\$0	\$674,507
Grand Total	\$0	\$0	\$1,768,435	\$102,279	\$197,617	\$665,681	\$57,344	\$1,123,026	\$539,738	\$52,843	\$284,668	\$905,286	\$53,366	\$482,891	\$941,859	\$600,024	\$167,090	\$7,363,405	\$497,757	\$165,584	\$557,113	\$16,526,008

Wood Acres Elementary School		Uniformat Code	Location Description	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	10303923	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate		30	22	8	1	EA	\$55,000.00	\$55,000									\$55,000												\$55,000											
D8010	Throughout	10305162	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install		15	12	* 3	96358	SF	\$2.50	\$240,895			\$240,895														\$240,895				\$481,790											
Totals, Unescalated												\$0	\$0	\$240,895	\$0	\$0	\$0	\$0	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$536,790		
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$255,566	\$0	\$0	\$0	\$0	\$0	\$69,672	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$723,401

Wood Acres Elementary School / Main Building		Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10048043	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain			20	9	11	38200	SF	\$1.86	\$71,052																					\$71,052	
B2020	Building Exterior	10048108	Glazing, any type by SF, Replace			30	16	14	10400	SF	\$55.00	\$572,000																						\$572,000
B2050	Building Exterior	10048119	Exterior Door, Steel, Standard, Replace			30	17	13	16	EA	\$600.00	\$9,600																						\$9,600
B3010	Roof	10048127	Roofing, Asphalt Shingle, 30-Year Premium, Replace			30	23	7	4500	SF	\$5.50	\$24,750										\$24,750												\$24,750
B3010	Roof	10048167	Roofing, Built-Up, Replace			25	23	2	64000	SF	\$14.00	\$896,000					\$896,000																	\$896,000
C1010	Cafeteria	10048109	Movable Partition, Gym Divider, Basic/Manual, Replace			25	12	13	250	SF	\$15.70	\$3,925																						\$3,925
C1030	Front Entrance	10048140	Interior Door, Steel, w/ Extensive Glazing, Replace			40	21	19	2	EA	\$950.00	\$1,900																						\$1,900
C1070	Throughout Building	10048106	Suspended Ceilings, Acoustical Tile (ACT), Replace			25	23	2	67450	SF	\$3.50	\$236,075					\$236,075																	\$236,075
C1090	Restrooms	10048198	Toilet Partitions, Plastic/Laminate, Replace			20	12	8	18	EA	\$750.00	\$13,500																						\$13,500
C1090	Hallways & Common Areas	10048023	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace			20	7	13	175	LF	\$500.00	\$87,500																						\$87,500
C2010	Throughout Building	10048173	Wall Finishes, any surface, Prep & Paint			10	5	5	155200	SF	\$1.50	\$232,800																						\$232,800
C2030	Commercial Kitchen	10048040	Flooring, Quarry Tile, Replace			50	37	13	950	SF	\$26.00	\$24,700																						\$24,700
C2030	Restrooms	10048072	Flooring, Ceramic Tile, Replace			40	25	15	4100	SF	\$18.00	\$73,800																						\$73,800
C2030	Throughout Building	10048120	Flooring, Vinyl Tile (VCT), Replace			15	4	11	68000	SF	\$5.00	\$340,000																						\$340,000
C2030	Office Areas	10048030	Flooring, Carpet, Commercial Standard, Replace			10	3	7	5200	SF	\$7.50	\$39,000																						\$39,000
C2050	Gymnasium	10048190	Ceiling Finishes, exposed irregular elements, Prep & Paint			10	4	6	3050	SF	\$2.50	\$7,625																						\$7,625
D1010	123	10048175	Elevator Controls, Automatic, 1 Car, Replace			20	15	5	1	EA	\$5,000.00	\$5,000																						\$5,000
D1010	Elevator	10048054	Elevator Cab Finishes, Standard, Replace			15	9	6	1	EA	\$9,000.00	\$9,000																						\$9,000
D2010	Mechanical Room	10048187	Water Heater, Gas, Commercial (200 MBH), Replace			20	7	13	1	EA	\$16,600.00	\$16,600																						\$16,600
D2010	Throughout Building	10048098	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace			40	23	17	96358	SF	\$5.00	\$481,790																						\$481,790
D2010	166	10048048	Piping & Valves, Check Valve, Domestic Water, Replace			30	10	20	1	EA	\$3,270.00	\$3,270																						\$3,270
D2010	Hallways & Common Areas	10048169	Drinking Fountain, Wall-Mounted, Bi-Level, Replace			15	7	8	4	EA	\$1,500.00	\$6,000																						\$6,000
D2010	Kitchen	10048114	Sink/Lavatory, Vanity Top, Stainless Steel, Replace			30	18	12	1	EA	\$1,200.00	\$1,200																						\$1,200
D2010	Restrooms	10048116	Urinal, Standard, Replace			30	17	13	13	EA	\$1,100.00	\$14,300																						\$14,300
D2010	Restrooms	10048053	Toilet, Commercial Water Closet, Replace			30	17	13	38	EA	\$1,300.00	\$49,400																						\$49,400
D2010	Restrooms	10048121	Sink/Lavatory, Service Sink, Wall-Hung, Replace			35	16	19	28	EA	\$1,400.00	\$39,200																						\$39,200
D2060	Mechanical Room	10048079	Air Compressor, Tank-Style, Replace			20	18	2	1	EA	\$17,300.00	\$17,300					\$17,300																	\$17,300
D2060	Mechanical Room	10048071	Supplemental Components, Compressed Air Dryer, Process Support, Replace			20	10	10	1	EA	\$5,600.00	\$5,600																						\$5,600
D3020	Mechanical Room	10048124	Boiler, Gas, HVAC, Replace			30	23	7	1	EA	\$50,800.00	\$50,800																						\$50,800
D3020	Mechanical Room	10048154	Boiler, Gas, HVAC, Replace			30	23	7	1	EA	\$50,800.00	\$50,800																						\$50,800
D3020	Hallways & Common Areas	10048100	Unit Heater, Electric, Replace			20	17	3	1	EA	\$1,800.00	\$1,800																						\$1,800
D3020	Hallways & Common Areas	10048130	Unit Heater, Electric, Replace			20	17	3	1	EA	\$2,200.00	\$2,200																						\$2,200
D3020	Hallways & Common Areas	10048174	Unit Heater, Electric, Replace			20	17	3	1	EA	\$1,800.00	\$1,800																						\$1,800
D3020	Electrical Room	10048125	Unit Heater, Hydronic, 37 to 85 MBH, Replace			20	16	4	1	EA	\$2,100.00	\$2,100																						\$2,100
D3020	Mechanical Room	10048015	Unit Heater, Hydronic, 86 to 100 MBH, Replace			20	16	4	1	EA	\$2,400.00	\$2,400																						\$2,400
D3020	Hallways & Common Areas	10048019	Unit Heater, Electric, Replace			20	16	4	1	EA	\$1,800.00	\$1,800																						

Replacement Reserves Report



2/23/2026

Unifomat 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
D3060	Roof	10048146	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10048074	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10048179	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10048197	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	\$2,400.00	\$2,400									\$2,400												\$2,400	
D3060	Roof	10048056	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	Roof	10048172	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	\$1,400.00	\$1,400										\$1,400											\$1,400	
D3060	Roof	10048150	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	\$1,400.00	\$1,400										\$1,400											\$1,400	
D3060	Roof	10048059	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	15	10	1	EA	\$2,400.00	\$2,400											\$2,400										\$2,400	
D3060	Roof	10048094	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,400.00	\$1,400											\$1,400										\$1,400	
D3060	Roof	10048141	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	15	10	1	EA	\$1,400.00	\$1,400											\$1,400										\$1,400	
D3060	Roof	10048149	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	14	11	1	EA	\$1,400.00	\$1,400												\$1,400									\$1,400	
D3060	Roof	10048117	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	1	EA	\$1,400.00	\$1,400													\$1,400								\$1,400	
D3060	Roof	10048026	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400													\$2,400								\$2,400	
D3060	Roof	10048202	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	13	12	1	EA	\$2,400.00	\$2,400													\$2,400								\$2,400	
D3060	Roof	10048135	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400							\$1,400	
D3060	Roof	10048095	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	12	13	1	EA	\$1,400.00	\$1,400														\$1,400							\$1,400	
D3060	Roof	10048065	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	\$2,400.00	\$2,400																\$2,400					\$2,400	
D3060	Roof	10048171	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	\$2,400.00	\$2,400																\$2,400					\$2,400	
D3060	Roof	10048022	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	\$2,400.00	\$2,400																\$2,400					\$2,400	
D3060	Roof	10048096	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	16	4	1	EA	\$66,000.00	\$66,000					\$66,000																\$66,000	
D3060	Roof	10048039	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	16	4	1	EA	\$66,000.00	\$66,000					\$66,000																\$66,000	
D4010	Throughout Building	10048153	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	23	17	96358	SF	\$14.00	\$1,349,012																	\$1,349,012				\$1,349,012	
D5010	Mechanical Room	10048018	Generator, Gas or Gasoline, Replace	25	22	3	1	EA	\$52,000.00	\$52,000				\$52,000																	\$52,000	
D5010	207	10048077	Automatic Transfer Switch, ATS, Replace	25	8	17	1	EA	\$8,500.00	\$8,500																	\$8,500				\$8,500	
D5010	Electrical Room	10048051	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	\$50,000.00	\$50,000																	\$50,000				\$50,000	
D5020	151	10048097	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	\$25,000.00	\$25,000								\$25,000													\$25,000	
D5020	Electrical Room	10048064	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$25,000.00	\$25,000									\$25,000												\$25,000	
D5020	207	10048186	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	\$6,000.00	\$6,000										\$6,000											\$6,000	
D5020	Electrical Room	10048128	Switchboard, 277/480 V, Replace	40	24	16	1	EA	\$75,000.00	\$75,000																	\$75,000				\$75,000	
D5020	Electrical Room	10048157	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$50,000.00	\$50,000																	\$50,000				\$50,000	
D5020	Electrical Room	10048145	Switchboard, 120/208 V, Replace	40	23	17	1	EA	\$50,000.00	\$50,000																	\$50,000				\$50,000	
D5020	262	10048034	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	\$10,000.00	\$10,000																		\$10,000			\$10,000	
D5020	Mechanical Room	10048045	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$20,000.00	\$20,000																			\$20,000		\$20,000	
D5020	262	10048164	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	\$7,600.00	\$7,600																			\$7,600		\$7,600	
D5020	Mechanical Room	10048110	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	\$5,300.00	\$5,300							\$5,300														\$5,300	
D5020	Mechanical Room	10048170	Distribution Panel, 277/480 V, Replace	30	23	7	1	EA	\$5,300.00	\$5,300									\$5,300												\$5,300	
D5020	Mechanical Room	10048032	Distribution Panel, 120/208 V, Replace	30	23	7	1	EA	\$7,000.00	\$7,000										\$7,000											\$7,000	
D5020	Electrical Room	10048029	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	\$11,500.00	\$11,500										\$11,500											\$11,500	
D5020	151	10048014	Distribution Panel, 277/480 V, Replace	30	22	8	1	EA	\$7,000.00	\$7,000											\$7,000										\$7,000	
D5020	151	10048131	Distribution Panel, 120/240 V, Replace	30	13	17	1	EA	\$5,500.00	\$5,500																	\$5,500				\$5,500	
D5020	Throughout Building	10048193	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	23	17	96358	SF	\$18.00	\$1,734,444																	\$1,734,444				\$1,734,444	
D5020	151	10048107	Distribution Panel, 120/240 V, Replace	30	13	17	1	EA	\$5,500.00	\$5,500																	\$5,500				\$5,500	
D5020	151	10048020	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	\$10,000.00	\$10,000																		\$10,000			\$10,000	
D5020	151	10048137	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	\$5,500.00	\$5,500																		\$5,500			\$5,500	
D5020	262	10048031	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300																			\$5,300		\$5,300	
D5020	262	10048158	Distribution Panel, 277/480 V, Replace	30	11	19	1	EA	\$5,300.00	\$5,300																			\$5,300		\$5,300	
D5020	151	10048082	Distribution Panel, 120/240 V, Replace	30	11	19	1	EA	\$5,500.00	\$5,500																		\$5,500			\$5,500	
D5020	151	10048069	Distribution Panel, 120/240 V, Replace	30	11	19	1	EA	\$5,500.00	\$5,500																		\$5,500			\$5,500	
D5030	Mechanical Room	10048188	Motor, AHU or Pump, Replace	18	16	2	1	EA	\$1,500.00	\$1,500			\$1,500																\$1,500	\$3,000		
D5030	Mechanical Room	10048086	Motor, AHU or Pump, Replace	18	16	2	1	EA	\$1,500.00	\$1,500			\$1,500																\$1,500	\$3,000		
D5030	Mechanical Room	10048055	Motor, AHU or Pump, Replace	18	8	10	1	EA	\$1,500.00	\$1,500											\$1,500										\$1,500	
D5030	Mechanical Room	10048152	Motor, AHU or Pump, Replace	18	6	12	1	EA	\$1,500.00	\$1,500													\$1,500								\$1,500	
D5030	Mechanical Room	10048204	Motor, AHU or Pump, Replace	18	4	14	1	EA	\$1,500.00	\$1,500																\$1,500					\$1,500	
D5030	Mechanical Room	10048136	Motor, AHU or Pump, Replace	18	4	14	1	EA	\$1,500.00	\$1,500																\$1,500					\$1,500	

Replacement Reserves Report



2/23/2026

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						
D5040	Throughout Building	10048102	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	96358	SF	\$0.65	\$62,633						\$62,633										\$62,633						\$125,265						
D5040	Stage	10048021	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	9	11	800	SF	\$30.00	\$24,000											\$24,000											\$24,000						
D5040	Building Exterior	10048196	Exterior Light, any type, w/ LED Replacement, Replace	20	8	12	13	EA	\$400.00	\$5,200												\$5,200										\$5,200						
D5040	Building Exterior	10048192	Exterior Light, any type, w/ LED Replacement, Replace	20	5	15	8	EA	\$800.00	\$6,400																\$6,400						\$6,400						
D6060	Throughout Building	10048061	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	96358	SF	\$1.65	\$158,991							\$158,991															\$158,991						
D7030	Throughout Building	10048085	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	4	11	96358	SF	\$2.00	\$192,716											\$192,716											\$192,716						
D7050	Throughout Building	10048104	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	12	8	96358	SF	\$3.00	\$289,074								\$289,074														\$289,074						
D7050	Throughout Building	10048025	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000									\$15,000													\$15,000						
D7050	Throughout Building	10048163	Fire Alarm Panel, Fully Addressable, Replace	15	2	13	1	EA	\$15,000.00	\$15,000												\$15,000										\$15,000						
E1030	Roof	10048081	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300														\$6,300				\$12,600						
E1030	Roof	10048024	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300				\$6,300														\$6,300				\$12,600						
E1030	Kitchen	10048080	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400						
E1030	Kitchen	10048199	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700														\$5,700				\$11,400					
E1030	Kitchen	10048049	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280									\$8,280								\$16,560						
E1030	Kitchen	10048088	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700														\$5,700				\$11,400					
E1030	Kitchen	10048183	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000						
E1030	Trash Storage	10048062	Foodservice Equipment, Trash Compactor, 600 LB, Replace	20	14	6	1	EA	\$13,000.00	\$13,000							\$13,000																\$13,000					
E1030	Kitchen	10048166	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600															\$4,600					
E1030	Kitchen	10048195	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	\$25,000.00	\$25,000									\$25,000														\$25,000					
E1030	Kitchen	10048041	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	8	7	1	EA	\$4,600.00	\$4,600								\$4,600															\$4,600					
E1030	Kitchen	10048036	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	\$3,600.00	\$3,600										\$3,600													\$3,600					
E1030	Kitchen	10048184	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	18	12	1	EA	\$2,500.00	\$2,500													\$2,500										\$2,500					
E1060	223 Lounge	10048123	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	8	7	1	EA	\$600.00	\$600								\$600															\$600					
E1060	223 Lounge	10048203	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	7	8	1	EA	\$600.00	\$600									\$600														\$600					
E1070	Stage	10048050	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	12	3	800	SF	\$13.00	\$10,400				\$10,400															\$10,400				\$20,800					
E1070	Gymnasium	10048046	Basketball Backboard, Wall-Mounted, Operable, Operable	30	14	16	5	EA	\$4,300.00	\$21,500																\$21,500							\$21,500					
E1070	Gymnasium	10048177	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	11	19	1	EA	\$7,830.00	\$7,830																				\$7,830			\$7,830					
Totals, Unescalated											\$0	\$0	\$1,403,375	\$93,600	\$161,580	\$574,223	\$48,025	\$907,073	\$369,874	\$26,200	\$196,920	\$633,998	\$32,380	\$223,825	\$590,480	\$375,633	\$104,125	\$4,209,036	\$103,380	\$91,930	\$308,460						\$10,454,116	
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$1,488,841	\$102,279	\$181,860	\$665,681	\$57,344	\$1,115,585	\$468,545	\$34,185	\$264,644	\$877,602	\$46,166	\$328,695	\$893,154	\$585,224	\$167,090	\$6,956,895	\$175,998	\$161,200	\$557,113							\$15,128,100

Wood Acres Elementary School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
G2020	Site	10048217	Parking Lots, Pavement, Asphalt, Cut & Patch	0	23	* 0	3200	SF	\$5.50	\$17,600			\$17,600																				\$17,600
G2020	Site	10048213	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	21	4	4000	SF	\$3.50	\$14,000				\$14,000																			\$14,000
G2050	Site	10048222	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	16	9	2200	SF	\$6.50	\$14,300								\$14,300															\$14,300
G2050	Site	10048223	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	2	EA	\$4,750.00	\$9,500															\$9,500								\$9,500
G2050	Site	10048216	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	3	2	3700	SF	\$1.00	\$3,700			\$3,700					\$3,700					\$3,700					\$3,700					\$14,800
G2050	Site	10048221	Playground Surfaces, Engineered Wood Fiber Chips 3" Depth, 3" Depth, Replace	5	3	2	1350	SF	\$1.00	\$1,350			\$1,350					\$1,350					\$1,350				\$1,350						\$5,400
G2050	Site	10048212	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000									\$10,000														\$10,000
G2050	Site	10048214	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	\$20,000.00	\$20,000										\$20,000													\$20,000
G2060	Site	10048219	Bike Rack, Portable 6-10 Bikes, Replace	15	8	7	2	EA	\$500.00	\$1,000																							\$1,000
G2060	Site	10048226	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	2	EA	\$600.00	\$1,200									\$1,200														\$1,200
G2060	Site	10048210	Picnic Table, Metal Powder-Coated, Replace	20	10	10	7	EA	\$700.00	\$4,900										\$4,900													\$4,900
G2060	Site	10048218	Signage, Property, Pylon Robust/Electronic Programmable, Replace/Install	20	7	13	1	EA	\$25,000.00	\$25,000													\$25,000										\$25,000
G2060	Site	10048227	Flagpole, Metal, Replace	30	11	19	1	EA	\$2,500.00	\$2,500																			\$2,500				\$2,500
G2060	Site	10048224	Retaining Wall, Brick/Stone, Replace	40	22	18	1350	SF	\$140.00	\$189,000																	\$189,000						\$189,000
G4010	Site	10048225	Site Transformer, Liquid Filled, Property-Owned, Replace	30	17	13	1	EA	\$80,000.00	\$80,000													\$80,000										\$80,000
G4050	Site	10048211	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	26	14	14	EA	\$2,300.00	\$32,200														\$32,200									\$32,200
Totals, Unescalated											\$0	\$0	\$22,650	\$0	\$14,000	\$0	\$0	\$6,050	\$1,200	\$14,3													

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	10048175	D1010	Elevator Controls	Automatic, 1 Car		Wood Acres Elementary School / Main Building	123	Schindler Elevator Corporation	NA	NA	2002		
2	10303923	D1010	Passenger Elevator	Hydraulic, 2 Floors, 1500 to 2500 LB	2500 LB	Wood Acres Elementary School	Elevator				2002		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10048187	D2010	Water Heater	Gas, Commercial (200 MBH)	193 GAL	Wood Acres Elementary School / Main Building	Mechanical Room	A. O. Smith	SBD-81-199NE 118	1838111993479	2018		
2	10048079	D2060	Air Compressor	Tank-Style	15 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Curtis	36898	NA	2002		
3	10048071	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Wood Acres Elementary School / Main Building	Mechanical Room	Hankison	HPR5-10	H510A1151510043			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10048154	D3020	Boiler [BOILER 2]	Gas, HVAC	1600 MBH	Wood Acres Elementary School / Main Building	Mechanical Room	Kewanee	FB 224HVPC478-6-KP	NA	2002		
2	10048124	D3020	Boiler [BOILER-1]	Gas, HVAC	1600 MBH	Wood Acres Elementary School / Main Building	Mechanical Room	Kewanee	FB224HW-C478-6-KE	NA	2002		
3	10048168	D3020	Unit Heater	Electric	4 kW	Wood Acres Elementary School / Main Building	Electrical Room	Taskmaster	F2F5103N	NA			
4	10048144	D3020	Unit Heater	Hydronic, 37 to 85 MBH	Inaccessible	Wood Acres Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible			
5	10048125	D3020	Unit Heater	Hydronic, 37 to 85 MBH	Inaccessible	Wood Acres Elementary School / Main Building	Electrical Room	McQuay	Inaccessible	Inaccessible			
6	10048015	D3020	Unit Heater	Hydronic, 86 to 100 MBH	Inaccessible	Wood Acres Elementary School / Main Building	Mechanical Room	McQuay	Inaccessible	Inaccessible			
7	10048174	D3020	Unit Heater [CUH-1]	Electric	5 kW	Wood Acres Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2002		
8	10048019	D3020	Unit Heater [CUH-2]	Electric	5 kW	Wood Acres Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible			
9	10048100	D3020	Unit Heater [CUH-3]	Electric	5 kW	Wood Acres Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2002		
10	10048130	D3020	Unit Heater [CUH-4]	Electric	7 kW	Wood Acres Elementary School / Main Building	Hallways & Common Areas	Inaccessible	Inaccessible	Inaccessible	2002		
11	10048042	D3020	Unit Heater [CUH-5]	Electric	10 kW	Wood Acres Elementary School / Main Building	Hallways & Common Areas	Illegible	Illegible	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048181	D3020	Boiler Supplemental Components	Expansion Tank	15 GAL	Wood Acres Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
13	10048182	D3020	Boiler Supplemental Components	Expansion Tank	20 GAL	Wood Acres Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
14	10048016	D3020	Boiler Supplemental Components	Expansion Tank	45 GAL	Wood Acres Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
15	10048160	D3020	Boiler Supplemental Components	Expansion Tank	40 GAL	Wood Acres Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
16	10048017	D3030	Chiller	Air-Cooled, 151 to 200 TON	171 TON	Wood Acres Elementary School / Main Building	Building Exterior	McQuay	ALS171C27-ER11	STNU020200163	2002		
17	10048134	D3030	Heat Pump	Var Refrig Vol (VRV)	8 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	REYQ96TYDN	1506667257	2015		
18	10048111	D3030	Heat Pump	Var Refrig Vol (VRV)	10 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	Illegible	Illegible	2015		
19	10048118	D3030	Heat Pump [VRF-1]	Var Refrig Vol (VRV)	10 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	REYQ120TYDN	1506667274	2015		
20	10048185	D3030	Heat Pump [VRF-2]	Var Refrig Vol (VRV)	10 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	REYQ120TYDN	Illegible	2015		
21	10048066	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Wood Acres Elementary School / Main Building	Roof	Mitsubishi Electric	MU-A12WA-1	9002389 T	2009		
22	10048176	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Wood Acres Elementary School / Main Building	Roof	Mitsubishi Electric	Illegible	Illegible	2012		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10048033	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	0.75 TON	Wood Acres Elementary School / Main Building	Roof	Mitsubishi Electric	MUZ-GL09NA	63C03549	2016		
24	10048013	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	RK24NMVSO	G005925	2016		
25	10048047	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	HSZ24H424ZM0	246-0702			
26	10048151	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Wood Acres Elementary School / Main Building	Building Exterior	Mitsubishi Electric	No dataplate		No dataplate		
27	10048147	D3030	Split System Ductless [DSS-1]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	RX18NMVJU	G00322			
28	10048105	D3030	Split System Ductless [DSS-2]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Wood Acres Elementary School / Main Building	Roof	Daikin Industries	RX18NMVJU	G003215			
29	10048139	D3050	Pump	Distribution, HVAC Heating Water	3 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Nema	Illegible		Illegible		
30	10048035	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Wood Acres Elementary School / Main Building	Mechanical Room	U.S. Electrical Motors	Illegible		NA		
31	10048180	D3050	Pump	Distribution, HVAC Heating Water	2 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Nema	FC95		NA		
32	10048027	D3050	Pump	Distribution, HVAC Heating Water	20 HP	Wood Acres Elementary School / Main Building	Mechanical Room	U.S. Electrical Motors	AE58A		NA		
33	10048083	D3050	Air Handler [AHU-2]	Interior AHU, Easy/Moderate Access	8000 CFM	Wood Acres Elementary School / Main Building	Mechanical Room	McQuay	Illegible		Illegible		2002

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10048162	D3050	Air Handler [AHU-3]	Interior AHU, Easy/Moderate Access	6000 CFM	Wood Acres Elementary School / Main Building	Mechanical Room	McQuay	Illegible	Illegible	2002		
35	10048091	D3050	Air Handler [AHU-4]	Interior AHU, Easy/Moderate Access	7000 CFM	Wood Acres Elementary School / Main Building	Mechanical Room	McQuay	CAR008FDAC	Illegible	2002		
36	10048052	D3050	Air Handler [DOAU-1]	Interior AHU, Easy/Moderate Access	5000 CFM	Wood Acres Elementary School / Main Building	Roof	Munters	PV-W8P-WPR	21436183	2015		
37	10048122	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM	Inaccessible	Wood Acres Elementary School / Main Building	Classrooms	No dataplate			2015		38
38	10048189	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	3 TON	Wood Acres Elementary School / Main Building	Roof	York	D4CE036A46A	NLKM115564	2002		
39	10048028	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	8 TON	Wood Acres Elementary School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-3K9	201508-ANGH46139	2015		
40	10048117	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	10048058	D3060	Exhaust Fan	Centrifugal, 12" Damper	250 CFM	Wood Acres Elementary School / Main Building	Roof	Inaccessible	Illegible	Illegible			
42	10048133	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
43	10048146	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	10048172	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10048094	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	Wood Acres Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
46	10048179	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
47	10048060	D3060	Exhaust Fan	Centrifugal, 12" Damper	550 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
48	10048141	D3060	Exhaust Fan	Centrifugal, 12" Damper	300 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
49	10048078	D3060	Exhaust Fan	Centrifugal, 12" Damper	100 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
50	10048067	D3060	Exhaust Fan	Centrifugal, 12" Damper	50 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
51	10048201	D3060	Exhaust Fan	Centrifugal, 12" Damper	450 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
52	10048142	D3060	Exhaust Fan	Centrifugal, 12" Damper	200 CFM	Wood Acres Elementary School / Main Building	Roof	Illegible	Illegible	Illegible			
53	10048171	D3060	Exhaust Fan	Centrifugal, 16" Damper	1100 CFM	Wood Acres Elementary School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
54	10048095	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	780 CFM	Wood Acres Elementary School / Main Building	Roof	Greenheck	6-163-C-X	14244841			
55	10048135	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	350 CFM	Wood Acres Elementary School / Main Building	Roof	Greenheck	8-098-8-X	14244842			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
56	10048075	D3060	Exhaust Fan [F1]	Centrifugal, 12" Damper	850 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E2	026786101			
57	10048084	D3060	Exhaust Fan [F-10]	Centrifugal, 12" Damper	450 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV100E1	02C785122			
58	10048129	D3060	Exhaust Fan [F-11]	Centrifugal, 12" Damper	450 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV100E1	02C786122	2002		
59	10048026	D3060	Exhaust Fan [F-12]	Centrifugal, 16" Damper	1100 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV135E3	02C786157			
60	10048202	D3060	Exhaust Fan [F-13]	Centrifugal, 16" Damper	1300 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E1	02C786125			
61	10048022	D3060	Exhaust Fan [F-14]	Centrifugal, 16" Damper	1000 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E1	02C786128			
62	10048197	D3060	Exhaust Fan [F2]	Centrifugal, 16" Damper	1200 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV180	02C786104			
63	10048059	D3060	Exhaust Fan [F3]	Centrifugal, 16" Damper	1200 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV200	02C786107			
64	10048149	D3060	Exhaust Fan [F4]	Centrifugal, 12" Damper	650 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV100E1	02C786140			
65	10048074	D3060	Exhaust Fan [F5]	Centrifugal, 12" Damper	750 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E1	02C786110			
66	10048056	D3060	Exhaust Fan [F-6]	Centrifugal, 12" Damper	800 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E	02C786113			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
67	10048126	D3060	Exhaust Fan [F7]	Centrifugal, 16" Damper	1300 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV100E3	02C786116	2002		
68	10048150	D3060	Exhaust Fan [F9]	Centrifugal, 12" Damper	875 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	PV165E1	02C786119			
69	10048148	D3060	Exhaust Fan [OAS-1]	Centrifugal, 12" Damper	450 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	AFSN106	786146			
70	10048065	D3060	Exhaust Fan [OAS-2]	Centrifugal, 16" Damper	1500 CFM	Wood Acres Elementary School / Main Building	Roof	CentriMaster	AFSN 150L2	02C7861436			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10048087	D4010	Backflow Preventer	Fire Suppression	3 INCH	Wood Acres Elementary School / Main Building	Mechanical Room						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10048018	D5010	Generator	Gas or Gasoline	39 KW	Wood Acres Elementary School / Main Building	Mechanical Room	Kohler	35RZG	0729710	2002		
2	10048051	D5010	Automatic Transfer Switch	ATS	1200 AMP	Wood Acres Elementary School / Main Building	Electrical Room	GE	ZTG000A0M120E	150326111-20-1			
3	10048077	D5010	Automatic Transfer Switch	ATS	100 AMP	Wood Acres Elementary School / Main Building	207	Kohler	GLS-166341-0100	K0729812			
4	10048064	D5020	Secondary Transformer [XFMR T]	Dry, Stepdown	225 KVA	Wood Acres Elementary School / Main Building	Electrical Room	Siemens	3F3Y225FC	HA6617NHL01	2002		
5	10048097	D5020	Secondary Transformer [XFMR TB]	Dry, Stepdown	225 KVA	Wood Acres Elementary School / Main Building	151	Siemens	3F3Y225FC	HA6617NHL01	2002		
6	10048164	D5020	Secondary Transformer [XFMR TCC]	Dry, Stepdown	45 KVA	Wood Acres Elementary School / Main Building	262	Square D	EE45T3HFISCUNLP	2063015017A	2015		
7	10048045	D5020	Secondary Transformer [XFMR TDPLV]	Dry, Stepdown	150 KVA	Wood Acres Elementary School / Main Building	Mechanical Room	Square D	EE150T3HBCU	3062915009A	2015		
8	10048186	D5020	Secondary Transformer [XFMR TE]	Dry, Stepdown	15 KVA	Wood Acres Elementary School / Main Building	207	Siemens	Inaccessible	Inaccessible	2002		
9	10048034	D5020	Secondary Transformer [XFMR TRC]	Dry, Stepdown	75 KVA	Wood Acres Elementary School / Main Building	262	Square D	EE75T3HBCU	2060515033A	2015		
10	10048145	D5020	Switchboard [DPHA]	120/208 V	800 AMP	Wood Acres Elementary School / Main Building	Electrical Room	Siemens	\$5E75ML800EBS	17-38794-C00	2002		
11	10048157	D5020	Switchboard [MDPL]	120/208 V	800 AMP	Wood Acres Elementary School / Main Building	Electrical Room	Siemens	S5C75LM800EBS	17-38794-C00	2002		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048128	D5020	Switchboard [SW]	277/480 V	1600 AMP	Wood Acres Elementary School / Main Building	Electrical Room	Siemens	SB3 REV. A	1738724100in	2002		
13	10048014	D5020	Distribution Panel [DPHB]	277/480 V	600 AMP	Wood Acres Elementary School / Main Building	151	Siemens	\$4E75ML600ETS	17-38794-C00	2002		
14	10048029	D5020	Distribution Panel [DPHV]	120/208 V	1200 AMP	Wood Acres Elementary School / Main Building	Electrical Room	Square D	12362036430010001	NA	2002		
15	10048020	D5020	Distribution Panel [DPLB]	120/240 V	800 AMP	Wood Acres Elementary School / Main Building	151	Siemens	\$5C75LM800EBS	17-38794-C00			
16	10048032	D5020	Distribution Panel [DPLV]	120/208 V	600 AMP	Wood Acres Elementary School / Main Building	Mechanical Room	Square D	12362026420020001	E1	2002		
17	10048031	D5020	Distribution Panel [HC]	277/480 V	400 AMP	Wood Acres Elementary School / Main Building	262	Square D	12362036430180001	E1	2015		
18	10048158	D5020	Distribution Panel [HC]	277/480 V	400 AMP	Wood Acres Elementary School / Main Building	262	Square D	12362036430050001	E1	2015		
19	10048082	D5020	Distribution Panel [LB]	120/240 V	400 AMP	Wood Acres Elementary School / Main Building	151	Siemens	S3C42ML400EBS	79-38794-D00			
20	10048137	D5020	Distribution Panel [LB]	120/240 V	400 AMP	Wood Acres Elementary School / Main Building	151	Siemens	S3C42ML400ETS	79-38794-D00			
21	10048131	D5020	Distribution Panel [LBA]	120/240 V	400 AMP	Wood Acres Elementary School / Main Building	151	Siemens	S3C42ML400EBS	79-38794-D00			
22	10048107	D5020	Distribution Panel [LBA]	120/240 V	400 AMP	Wood Acres Elementary School / Main Building	151	Siemens	S3C42ML400ETS	79-38794-DU0			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10048069	D5020	Distribution Panel [LBA]	120/240 V	400 AMP	Wood Acres Elementary School / Main Building	151	Siemens	S3C42ML400EBS	79-38794-D00			
24	10048110	D5020	Distribution Panel [M]	277/480 V	400 AMP	Wood Acres Elementary School / Main Building	Mechanical Room	Siemens	S3F42ML400ETS	79-38794-000	2002		
25	10048170	D5020	Distribution Panel [M]	277/480 V	400 AMP	Wood Acres Elementary School / Main Building	Mechanical Room	Siemens	S3F42ML400EBS	79-38794-D00	2002		
26	10048204	D5030	Motor	AHU or Pump	1/6 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Marathon Electric	5KH33GN293KX	C19J80056			
27	10048188	D5030	Motor	AHU or Pump	3/4 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Marathon Electric	8VH56T34D5312B P	NA			
28	10048086	D5030	Motor	AHU or Pump	3/4 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Marathon Electric	8VH56T34D53128 P	NA			
29	10048152	D5030	Motor	AHU or Pump	1/6 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Bell & Gossett	No dataplate	No dataplate			
30	10048055	D5030	Motor	AHU or Pump	3 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Inaccessible	Inaccessible	Inaccessible			
31	10048136	D5030	Motor	AHU or Pump	1/6 HP	Wood Acres Elementary School / Main Building	Mechanical Room	Bell & Gossett	WQB 56A17D57F	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10048025	D7050	Fire Alarm Panel	Fully Addressable		Wood Acres Elementary School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate			
2	10048163	D7050	Fire Alarm Panel	Fully Addressable		Wood Acres Elementary School / Main Building	Throughout Building	Johnson Controls	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10048184	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Wood Acres Elementary School / Main Building	Kitchen						
2	10048049	E1030	Foodservice Equipment	Convection Oven, Double		Wood Acres Elementary School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
3	10048036	E1030	Foodservice Equipment	Dairy Cooler/Wells		Wood Acres Elementary School / Main Building	Kitchen	Traulsen	RMC58D4	23B02259			
4	10048080	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Wood Acres Elementary School / Main Building	Kitchen	Metro	NA	C5HM007595	2004		
5	10048199	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Wood Acres Elementary School / Main Building	Kitchen	Delfield	KCFT60-NU	101037002M	2002		
6	10048088	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Wood Acres Elementary School / Main Building	Kitchen	Delfield	MKV1010370	MKV101037001M	2002		
7	10048062	E1030	Foodservice Equipment	Trash Compactor, 600 LB		Wood Acres Elementary School / Main Building	Trash Storage	Harmony	450SS	450SS-0810			
8	10048081	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Wood Acres Elementary School / Main Building	Roof	Coldzone	Illegible	Illegible			
9	10048024	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Wood Acres Elementary School / Main Building	Roof	Coldzone	0R S08H21P-ZT	C021214170			
10	10048166	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Wood Acres Elementary School / Main Building	Kitchen	Coldzone	AE26-75B	C02121417-0801			
11	10048041	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Wood Acres Elementary School / Main Building	Kitchen	Trenton	TPLP107MAS1BR2	169271645			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10048183	E1030	Foodservice Equipment	Walk-In, Freezer		Wood Acres Elementary School / Main Building	Kitchen	Thermo-kool	TK-3476-53-R	P-02880 DELL			
13	10048195	E1030	Foodservice Equipment	Walk-In, Freezer		Wood Acres Elementary School / Main Building	Kitchen	Thermo-kool	TK-3476-WF-P	P-02580 DBLL			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
G40 Electrical Site Improvements													
1	10048225	G4010	Site Transformer	Liquid Filled, Property-Owned	500 kVA	Wood Acres Elementary School / Site	Site						