



FACILITY CONDITION ASSESSMENT

prepared for

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



Wyngate Elementary School
9300 Wadsworth Drive
Bethesda, MD 20817

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BV PROJECT #:

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TABLE OF CONTENTS

| | |
|---|-----------|
| 1. Executive Summary | 1 |
| Property Overview and Assessment Details | 1 |
| Campus Findings and Deficiencies | 2 |
| Facility Characteristic Survey | 3 |
| Facility Condition Index (FCI) Depleted Value | 4 |
| Immediate Needs..... | 5 |
| Key Findings..... | 6 |
| Plan Types..... | 9 |
| 2. Building Information | 10 |
| 3. Site Summary | 14 |
| 4. ADA Accessibility | 17 |
| 5. Purpose and Scope | 19 |
| 6. Opinions of Probable Costs | 21 |
| Methodology | 21 |
| Definitions..... | 22 |
| 7. Certification | 23 |
| 8. Appendices | 24 |



1. Executive Summary

Property Overview and Assessment Details

| General Information | |
|--|--|
| Property Type | Elementary school campus |
| Number of Buildings | 1 |
| Main Address | 9300 Wadsworth Drive, Bethesda, MD 20817 |
| Site Developed | 1952 Renovated 1997 and 2014 |
| Outside Occupants / Leased Spaces | None |
| Date(s) of Visit | January 15, 2026 |
| 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 |
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| AssetCalc Link | Full dataset for this assessment can be found at: https://www.assetcalc.net/ |

Campus Findings and Deficiencies

Historical Summary

The elementary school campus began development in 1952, experiencing multiple modernization projects throughout its history. Small additions were implemented between 1955 and 1979, followed by two significant expansions: a 17,664 square foot addition in 1996 and a 30,450 square foot addition in 2014. Since the 2014 expansion, the facility has not undergone significant renovations.

Architectural

The elementary school campus appeared structurally sound, with the building and its additions showing no widespread structural deficiencies. However, cracking was observed above room 32 and reported in other classrooms in the older sections of the facility, potentially indicating settlement or structural movement. A study is included for further investigation and mitigation of the cracking. The exterior finishes comprise brick with aluminum windows, while the roof features a mix of single-ply TPO membrane, modified bituminous, built-up materials, and green vegetation trays. Interior finishes are generally in fair condition and have been replaced as needed, though the VCT flooring in the older sections exhibits cracks and signs of wear in localized areas. Typical roof, interior, and exterior finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained, with HVAC equipment varying in age and condition between 1997 and 2014. The HVAC infrastructure comprises chillers, air handlers, package units, split systems, and fan coils for heating and cooling. Some older equipment utilizes the phased-out refrigerant R-22, which, while still functional, has become increasingly expensive and difficult to source, necessitating recommended replacements. Additionally, isolated areas of mold were observed on insulation in the fan coil rooms, potentially indicating leaking valves or piping, prompting the inclusion of a comprehensive study for further investigation and mitigation. The plumbing system is reportedly adequate, with equipment and fixtures updated as needed, and hot water distribution supplied by a gas water heater located in the boiler room. Electrical systems provide generally satisfactory service, with no significant deficiencies reported, and the main switchboard located in the main electrical room. A gas generator supplies the facility with emergency power. A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

The roadways, parking lots, and sidewalks have been periodically repaved and replaced as needed over the years. The asphalt driveway exhibits surface cracking in isolated areas, and the concrete sidewalk surface has begun to deteriorate in small sections. Additionally, the timber wood retaining wall near the main parking lot has a small section leaning, with recommended repairs.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with fungal growth and settlement.

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 MDCl will be presented upon final of all assessments.

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.447823.

Immediate Needs

There are no immediate needs to report.



Key Findings



Chiller in Poor condition.

Air-Cooled
Main Building Wyngate Elementary School
Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$180,000

\$\$\$\$

The chiller is aged and requires a phased out refrigerant R22 - AssetCALC ID: 10218547



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
Man-Day)
Site Wyngate Elementary School Site

Uniformat Code: G2030
Recommendation: **Repair in 2027**

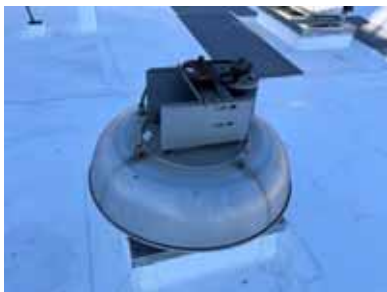
Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Cost allowance to repair cracked sidewalk - AssetCALC ID: 10222860



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 10" Damper
Main Building Wyngate Elementary School
Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

The fan is missing cover - AssetCALC ID: 10218565



**Recommended Follow-up Study:
Structural, General Design**

Structural, General Design
Main Building Wyngate Elementary School Rm
32

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

The wall has evidence of possible movement - AssetCALC ID: 10218624



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

Environmental Analysis of Suspect Fungal Growth
Main Building Wyngate Elementary School 212

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2027**

Priority Score: **81.8**
Plan Type:
Performance/Integrity

Cost Estimate: \$3,500
\$\$\$\$

Insulation exhibits mold growth this room and in other fan coil rooms - AssetCALC ID: 10218675



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Wyngate Elementary School
Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000
\$\$\$\$

The unit is aged and requires a phased out refrigerant R22 - AssetCALC ID: 10218707



Foodservice Equipment in Poor condition.

Walk-In, Evaporator for Refrigerator/Freezer
Main Building Wyngate Elementary School
Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,600
\$\$\$\$

The refrigeration equipment requires a phased on refrigerant R-22 - AssetCALC ID: 10218706



Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
Main Building Wyngate Elementary School
Roof

Uniformat Code: E1030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,300
\$\$\$\$

The unit requires a phased our refrigerant R22 - AssetCALC ID: 10218674



Split System Ductless in Poor condition.

Single Zone
Main Building Wyngate Elementary School
Roof

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,500

\$\$\$\$

The split system requires a phased out refrigerant R22 - AssetCALC ID: 10218711



Piping and Valves

Fiberglass Insulation, HVAC Chilled Water
Main Building Wyngate Elementary School Fan
coil rooms

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **58.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$6,000

\$\$\$\$

Cost allowance to replace molded insulation in fan coil rooms - AssetCALC ID: 10218545

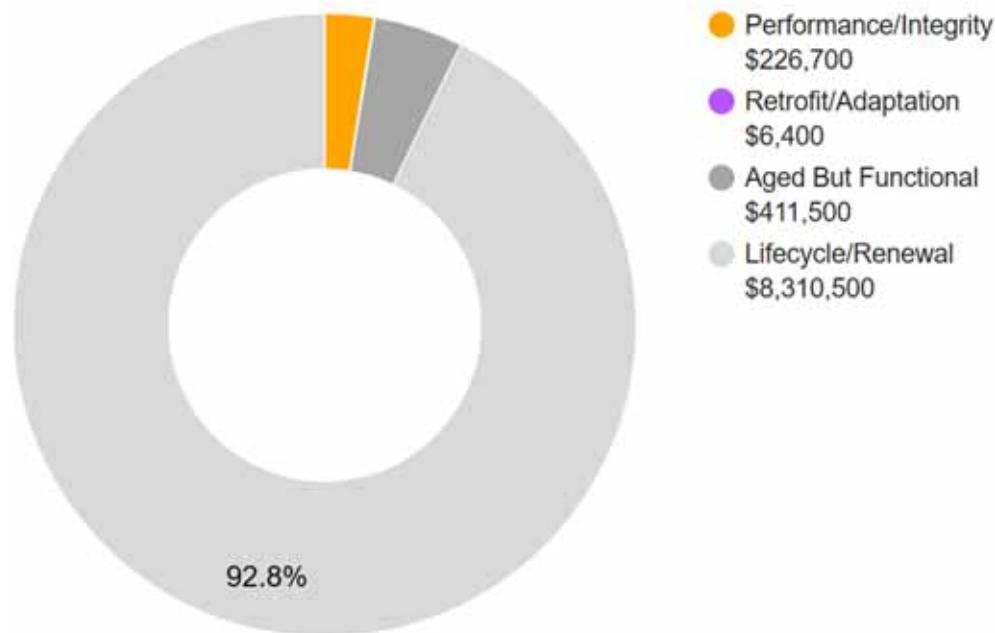


Plan Types

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. |



2. Building Information



| Main Building : Systems Summary | | |
|---------------------------------|--|------------------|
| Address | 9300 Wadsworth Drive, Bethesda, MD 20817 | |
| GPS Coordinates | 39.008564, -77.12761 | |
| Constructed/Renovated | 1952/ 1997 | |
| Building Area | 89,104 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 and single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish and green roof | Fair |
| Interiors | Walls: Painted gypsum board / lath and plaster and painted CMU Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip and coated concrete Ceilings: Painted gypsum board and ACT | Fair |
| Elevators | Passenger: 2 hydraulic cars serving all floors | Fair |

| Main Building : Systems Summary | | |
|--|--|------|
| Plumbing | Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heater with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms | Fair |
| HVAC | Central System: Boilers, chillers and air handlers Non-Central System: Packaged units, split-system heat pumps and fan coils Supplemental components: Ductless split-systems and Suspended unit heaters | Fair |
| Fire Suppression | Wet-pipe sprinkler system and fire extinguishers | Fair |
| Electrical | Source and Distribution: Main switchboard panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, and HPS 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 | <p>The interior CMU wall located above room 32 and other classrooms has cracks. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.</p> <p>The HVAC pipe insulation located in room 212 and other fan coil rooms has mold growth in localized areas. A consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the damaged insulation is also included.</p> | |

Main Building : Systems Summary

Areas Observed

Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roofs.

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 | - | - | - | - | \$755,200 | \$755,200 |
| Roofing | - | - | - | \$110,600 | \$1,302,600 | \$1,413,100 |
| Interiors | - | - | \$189,400 | \$488,900 | \$1,277,100 | \$1,955,400 |
| Conveying | - | - | \$67,500 | \$29,000 | \$105,200 | \$201,700 |
| Plumbing | - | - | \$6,300 | \$12,200 | \$351,000 | \$369,500 |
| HVAC | - | \$208,400 | \$151,400 | \$600,100 | \$1,015,200 | \$1,975,200 |
| Fire Protection | - | - | - | - | \$164,000 | \$164,000 |
| Electrical | - | - | - | \$79,800 | \$1,135,700 | \$1,215,500 |
| Fire Alarm & Electronic Systems | - | - | - | \$507,900 | \$597,200 | \$1,105,200 |
| Equipment & Furnishings | - | \$11,600 | \$4,600 | \$6,393,000 | \$259,000 | \$6,668,200 |
| Site Utilities | - | - | - | - | \$4,400 | \$4,400 |
| Follow-up Studies | - | \$10,900 | - | - | - | \$10,900 |
| TOTALS (3% inflation) | - | \$230,900 | \$419,300 | \$8,221,500 | \$6,966,600 | \$15,838,300 |

3. Site Summary



| Site Information | | |
|-----------------------------------|--|------------------|
| Site Area | 9.50 acres | |
| Parking Spaces | 70 total spaces all in open lots; 3 of which are accessible | |
| <i>System</i> | <i>Description</i> | <i>Condition</i> |
| Site Pavement | Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs | Fair |
| Site Development | Building-mounted and Property entrance signage; chain link wrought iron fencing; CMU Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles | Fair |
| Landscaping and Topography | Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and Timber 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 and metal halide | 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 | Most of 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 |
| Special Construction & Demo | - | - | - | - | \$7,300 | \$7,300 |
| Site Development | - | - | \$4,500 | - | \$176,800 | \$181,300 |
| Site Pavement | - | \$2,100 | \$48,100 | \$28,500 | \$191,300 | \$270,100 |
| Site Utilities | - | - | - | - | \$58,100 | \$58,100 |
| TOTALS (3% inflation) | - | \$2,100 | \$52,600 | \$28,500 | \$433,600 | \$516,800 |



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 not 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 / 1997 | Yes | No |
| Main Building | 1952/ 1997 | 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 Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Wyngate Elementary School, 9300 Wadsworth Drive, Bethesda, MD 20817, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

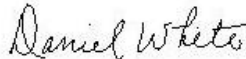
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Christopher Mosley
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8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ROOF OVERVIEW



6 - MAIN ENTRANCE

Photographic Overview



7 - OFFICE



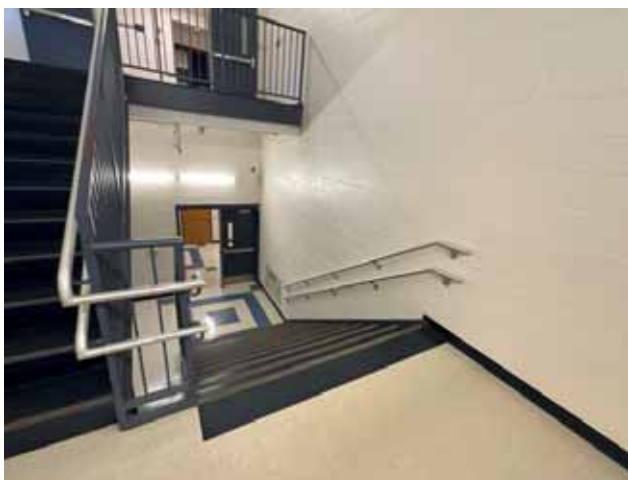
8 - OFFICE



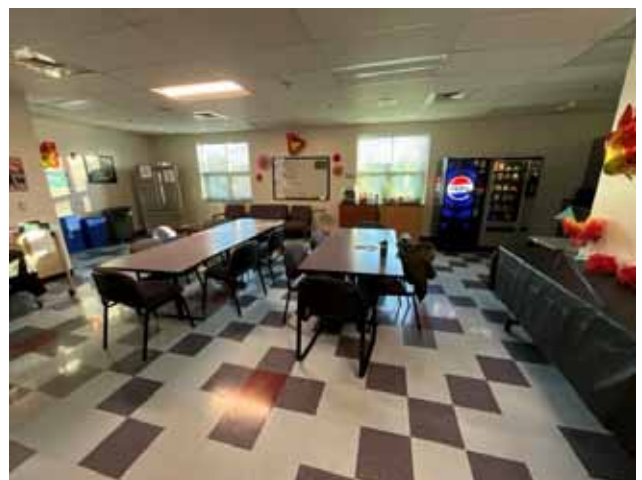
9 - CONFERENCE ROOM



10 - HALLWAY



11 - STAIRWELL



12 - BREAKROOM

Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



15 - CLASSROOM



16 - CLASSROOM



17 - GYMNASIUM



18 - LIBRARY



Photographic Overview



19 - MUSIC ROOM



20 - TV STUDIO



21 - MULTI PURPOSE ROOM



22 - KITCHEN



23 - PLUMBING FIXTURES



24 - WATER HEATER

Photographic Overview



25 - FIRE ALARM PANEL



26 - FIRE RISER



27 - ELECTRICAL ROOM



28 - GENERATOR



29 - FAN COIL ROOM



30 - BOILER ROOM



Photographic Overview



31 - CHILLER



32 - ELEVATOR MACHINE ROOM



33 - BASKETBALL COURT



34 - SEATING AREA



35 - PARKING OVERVIEW





36 - PLAYGROUND OVERVIEW

Appendix B:

Site Plan(s)

Site Plan



| | | | |
|--|-----------------------|---------------------------|--|
|  BUREAU VERITAS | Project Number | Project Name |  N |
| | 172559.25R000-137.354 | Wyngate Elementary School | |
| | Source | On-Site Date | |
| | Google | January 15, 2026 | |

Appendix C:

Pre-Survey Questionnaire(s)

BV Facility Condition Assessment: Pre-Survey Questionnaire

Building / Facility Name: Wyngate Elementary School
 Name of person completing form: Cielo Bentena
 Title / Association with property: Building Services Manager
 Length of time associated w/ property: 2 years
 Date Completed: 1/5/26
 Phone Number: 246-740-1080
 Method of Completion: Choose an item.

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

| Data Overview | | Response | | |
|---------------|--|---------------|------|-------------------|
| 1 | Year/s constructed / renovated | 1952 / 1997 | | |
| 2 | Building size in SF | 89 104 | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Façade | | |
| | | Roof | | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |
| Question | | Response | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | Unknown | | |
| 5 | List any major capital expenditures planned/requested for the next few years. Have they been budgeted? | Unknown | | |
| 6 | Describe any on-going extremely problematic, historically chronic, or immediate facility needs. | Unknown | | |

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 | | ✓ | | | |
| 8 | | ✓ | | | |
| 9 | ✓ | | | | |
| 10 | | ✓ | | | |
| 11 | ✓ | | | | |
| 12 | | ✓ | | | |
| 13 | ✓ | | | | |
| 14 | | ✓ | | | |
| 15 | | ✓ | | | |
| 16 | ✓ | | | | |
| 17 | ✓ | | | | |
| 18 | | | ✓ | | |
| 19 | | | ✓ | | |
| 20 | | ✓ | | | |

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Wyngate Elementary School

BV Project Number: 172559.25R000-137.354

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



ACCESSIBLE RAMP



ACCESSIBLE PATH

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

| | | | | | |
|---|---|---|--|---|--|
| 7 | Do ramps on an accessible route appear to have compliant end and intermediate landings ? | 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



ADDITIONAL ENTRANCE



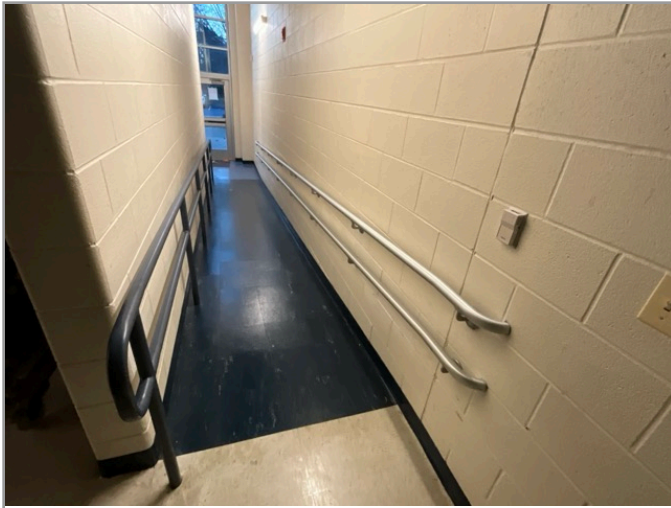
MAIN ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



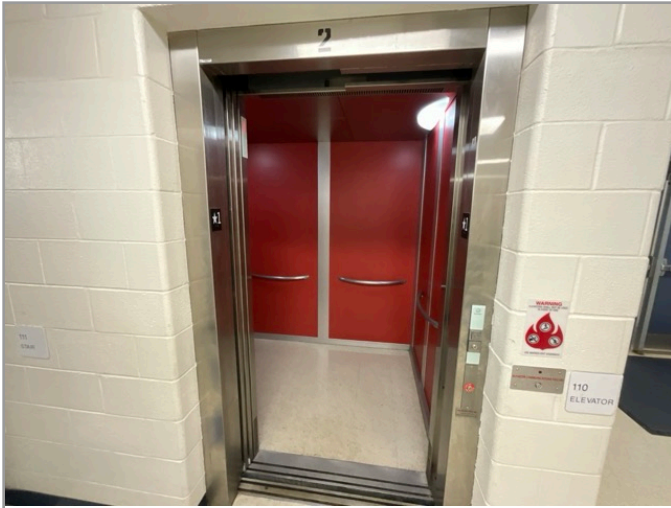
ACCESSIBLE INTERIOR PATH

| 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 CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

Appendix E:

Component Condition Report

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------------|---------------------|-----------|--|------------|-----|----------|
| Structure | | | | | | |
| A1010 | Substructure | Good | Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building | 89,104 SF | 51 | 10218618 |
| B1010 | Superstructure | Good | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building | 89,104 SF | 51 | 10218561 |
| Facade | | | | | | |
| B2010 | Building Exterior | Fair | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 19,600 SF | 11 | 10218600 |
| B2020 | Building Exterior | Fair | Glazing, any type by SF | 8,400 SF | 13 | 10218517 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Commercial | 1 | 14 | 10218588 |
| B2050 | Building Exterior | Fair | Overhead/Dock Door, Steel, 12'x12' (144 SF) | 1 | 16 | 10218567 |
| B2050 | Building Exterior | Fair | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 4 | 13 | 10218562 |
| B2050 | Building Exterior | Fair | Exterior Door, Steel, Commercial | 1 | 20 | 10218688 |
| Roofing | | | | | | |
| B3010 | Roof | Fair | Roofing, Modified Bitumen | 4,000 SF | 9 | 10218705 |
| B3010 | Roof | Fair | Roofing, Built-Up | 28,800 SF | 15 | 10218653 |
| B3010 | Roof | Fair | Roofing, Single-Ply Membrane, TPO/PVC | 22,500 SF | 15 | 10218549 |
| B3010 | Roof | Fair | Green roof, vegetation tray refurbishment | 16,410 SF | 6 | 10218571 |
| Interiors | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 110 | 20 | 10218576 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 71,300 SF | 14 | 10218573 |
| C1090 | Restrooms | Fair | Toilet Partitions, Plastic/Laminate | 40 | 13 | 10218515 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 133,700 SF | 6 | 10218574 |
| C2030 | Commercial Kitchen | Fair | Flooring, Quarry Tile | 8,900 SF | 26 | 10218558 |
| C2030 | Throughout Building | Fair | Flooring, Carpet, Commercial Standard | 4,500 SF | 5 | 10218591 |
| C2030 | Restrooms | Fair | Flooring, Ceramic Tile | 13,400 SF | 21 | 10218569 |
| C2030 | Phase 1 | Fair | Flooring, Vinyl Tile (VCT) | 26,700 SF | 4 | 10218619 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------------|-----------------------|-----------|---|-----------|-----|----------|
| C2030 | Utility Rooms/Areas | Fair | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 4,500 SF | 6 | 10218521 |
| C2030 | Phase 2 | Fair | Flooring, Vinyl Tile (VCT) | 26,700 SF | 8 | 10218528 |
| C2030 | Gymnasium | Fair | Flooring, Wood, Sports, Refinish | 4,500 SF | 6 | 10218542 |
| C2050 | Gymnasium | Fair | Ceiling Finishes, exposed irregular elements, Prep & Paint | 4,500 SF | 6 | 10218650 |
| C2050 | Throughout Building | Fair | Ceiling Finishes, any flat surface, Prep & Paint | 13,400 SF | 6 | 10218604 |
| Conveying | | | | | | |
| D1010 | Elevator machine room | Fair | Elevator Controls, Automatic, 1 Car [ELEVATOR 1] | 1 | 4 | 10218724 |
| D1010 | Elevator 2 | Fair | Elevator Cab Finishes, Standard [ELEVATOR 2] | 1 | 8 | 10218589 |
| D1010 | Elevator 1 | Fair | Elevator Cab Finishes, Standard | 1 | 7 | 10218694 |
| D1010 | Elevator machine room | Fair | Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate [ELEVATOR 1] | 1 | 4 | 10218719 |
| D1010 | 112 | Fair | Elevator Controls, Automatic, 1 Car [ELEVATOR 2] | 1 | 9 | 10218668 |
| D1010 | 112 | Fair | Passenger Elevator, Hydraulic, 2 Floors, 3000 LB, Renovate [ELEVATOR 2] | 1 | 19 | 10218678 |
| Plumbing | | | | | | |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 60 | 16 | 10218687 |
| D2010 | Mechanical Room | Fair | Water Heater, Gas, Commercial (200 MBH), 100 GAL | 1 | 13 | 10218543 |
| D2010 | Throughout Building | Fair | Drinking Fountain, Wall-Mounted, Single-Level | 8 | 8 | 10218639 |
| D2010 | Mechanical Room | Fair | Backflow Preventer, Domestic Water, 1 IN | 1 | 11 | 10218536 |
| D2010 | Restrooms | Fair | Urinal, Standard | 10 | 15 | 10218702 |
| D2010 | Restrooms | Fair | Shower, Valve & Showerhead | 2 | 16 | 10218715 |
| D2010 | 114 | Fair | Backflow Preventer, Domestic Water, 1.5 IN | 1 | 13 | 10218524 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 89,104 SF | 21 | 10218638 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 30 | 16 | 10218575 |
| D2010 | Utility Rooms/Areas | Fair | Sink/Lavatory, Service Sink, Floor | 2 | 13 | 10218630 |
| D2010 | Throughout Building | Fair | Sink/Lavatory, Vanity Top, Stainless Steel | 40 | 13 | 10218530 |
| D2010 | Utility Rooms/Areas | Fair | Sink/Lavatory, Service Sink, Wall-Hung | 4 | 4 | 10218563 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|-------------|---------------------|-----------|---|-----------|-----|----------|
| D2060 | Boiler Room | Fair | Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM | 1 | 12 | 10218701 |
| D2060 | Boiler Room | Fair | Air Compressor, Tank-Style, 5 HP | 1 | 12 | 10218712 |
| HVAC | | | | | | |
| D3020 | Boiler Room | Fair | Boiler, Gas, HVAC, 1506 MBH [B-1] | 1 | 9 | 10218551 |
| D3020 | 114 | Fair | Boiler Supplemental Components, Expansion Tank, 175 GAL | 1 | 21 | 10218606 |
| D3020 | Throughout Building | Fair | Cabinet Heater, Electric, 3 to 4 LF | 6 | 14 | 10218665 |
| D3020 | 114 | Fair | Boiler, Gas, HVAC, 1260 MBH [BOILER-2] | 1 | 16 | 10218679 |
| D3020 | 114 | Fair | Boiler, Gas, HVAC, 1260 MBH [BOILER-1] | 1 | 16 | 10218554 |
| D3020 | Boiler Room | Fair | Boiler, Gas, HVAC, 1506 MBH [B-2] | 1 | 9 | 10218677 |
| D3020 | 114 | Fair | Unit Heater, Electric, 10 kW | 1 | 11 | 10218672 |
| D3030 | Roof | Fair | Split System, Condensing Unit/Heat Pump, 10 TON | 1 | 4 | 10218691 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, 1 TON | 1 | 6 | 10218644 |
| D3030 | Roof | Poor | Split System Ductless, Single Zone, 1 TON | 1 | 2 | 10218711 |
| D3030 | Classrooms General | Fair | Unit Ventilator, approx/nominal 2 Ton, 750 CFM | 24 | 8 | 10218667 |
| D3030 | Roof | Poor | Chiller, Air-Cooled, 110 TON | 1 | 1 | 10218547 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, 1 TON | 1 | 7 | 10218578 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, .75 TON | 1 | 7 | 10218656 |
| D3030 | Roof | Fair | Split System, Condensing Unit/Heat Pump, 12.5 TON | 1 | 4 | 10218723 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, 1 TON | 1 | 7 | 10218713 |
| D3030 | Roof | Fair | Chiller, Air-Cooled, 50 TON [CHILLER-1] | 1 | 12 | 10218592 |
| D3050 | Roof | Fair | Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU #2] | 1 | 4 | 10218550 |
| D3050 | Penthouse | Fair | Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [AHU-3] | 1 | 10 | 10218721 |
| D3050 | Throughout Building | Fair | HVAC System, Hydronic Piping, 4-Pipe | 89,104 SF | 21 | 10218654 |
| D3050 | 114 | Fair | Pump, Distribution, HVAC Heating Water, 5 HP [PUMP -4] | 1 | 14 | 10218673 |
| D3050 | 212 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-21] | 1 | 9 | 10218698 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------|---------------------|-----------|--|-----------|-----|----------|
| D3050 | 122 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-8] | 1 | 9 | 10218538 |
| D3050 | 117 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-3] | 1 | 9 | 10218535 |
| D3050 | 206 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-19] | 1 | 9 | 10218609 |
| D3050 | 117 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-4] | 1 | 9 | 10218607 |
| D3050 | Penthouse | Fair | Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM [AHU-1] | 1 | 4 | 10218623 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 5 HP | 1 | 4 | 10218652 |
| D3050 | 207 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-15] | 1 | 9 | 10218689 |
| D3050 | 104 | Fair | Fan Coil Unit, Hydronic Terminal, 600 CFM [FCU-10] | 1 | 9 | 10218519 |
| D3050 | 207 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM | 1 | 9 | 10218633 |
| D3050 | 114 | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP [PUMP-1] | 1 | 12 | 10218523 |
| D3050 | 212 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-20] | 1 | 9 | 10218594 |
| D3050 | 114 | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP [PUMP-2] | 1 | 12 | 10218568 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 5 HP | 1 | 4 | 10218597 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 5 HP | 1 | 4 | 10218664 |
| D3050 | Penthouse | Fair | Air Handler, Interior AHU, Easy/Moderate Access, 5000 CFM [AHU-2] | 1 | 15 | 10218540 |
| D3050 | Penthouse | Fair | Air Handler, Interior AHU, Easy/Moderate Access, 3000 CFM | 1 | 10 | 10218655 |
| D3050 | 114 | Fair | Fan Coil Unit, Hydronic Terminal, 800 CFM | 1 | 9 | 10218590 |
| D3050 | 206 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-18] | 1 | 9 | 10218714 |
| D3050 | 128 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-1] | 1 | 9 | 10218709 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 89,104 SF | 16 | 10218632 |
| D3050 | 114 | Fair | Pump, Distribution, HVAC Heating Water, 5 HP [PUMP-3] | 1 | 14 | 10218722 |
| D3050 | 116 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-6] | 1 | 9 | 10218593 |
| D3050 | 116 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-5] | 1 | 9 | 10218522 |
| D3050 | 213 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-14] | 1 | 9 | 10218647 |
| D3050 | Penthouse | Fair | Air Handler, Interior AHU, Easy/Moderate Access, 4000 CFM [AHU-4] | 1 | 10 | 10218658 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------|----------------|-----------|--|----------|-----|----------|
| D3050 | 104 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-11] | 1 | 9 | 10218512 |
| D3050 | Fan coil rooms | NA | Piping & Valves, Fiberglass Insulation, HVAC Chilled Water | 1,000 LF | 2 | 10218545 |
| D3050 | 122 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-7] | 1 | 9 | 10218527 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water, 15 HP | 1 | 25 | 10218603 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 5 HP [PUMP-7] | 1 | 9 | 10218612 |
| D3050 | 114 | Fair | Supplemental Components, Air Separator, HVAC, 4 IN | 1 | 8 | 10218513 |
| D3050 | Boiler Room | Good | Pump, Distribution, HVAC Heating Water, 15 HP | 1 | 25 | 10218583 |
| D3050 | 123 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-2] | 1 | 9 | 10218725 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 5 HP | 1 | 4 | 10218683 |
| D3050 | 218 | Fair | Fan Coil Unit, Hydronic Terminal, 1000 CFM [FCU-13] | 1 | 9 | 10218660 |
| D3050 | Roof | Poor | Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON | 1 | 2 | 10218707 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-14] | 1 | 4 | 10218716 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-31] | 1 | 4 | 10218525 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-23] | 1 | 4 | 10218659 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [F-34] | 1 | 8 | 10218566 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-30] | 1 | 7 | 10218532 |
| D3060 | Roof | Poor | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 2 | 10218565 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM [EF-49] | 1 | 5 | 10218646 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-48] | 1 | 4 | 10218534 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218580 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-17] | 1 | 4 | 10218610 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-44] | 1 | 4 | 10218662 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-1] | 1 | 8 | 10218649 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-18] | 1 | 4 | 10218586 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-2] | 1 | 8 | 10218599 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------|----------|-----------|---|----------|-----|----------|
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218533 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 8 | 10218616 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218669 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218529 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-27] | 1 | 4 | 10218640 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM | 1 | 4 | 10218685 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-16] | 1 | 4 | 10218556 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 500 CFM [F-33] | 1 | 8 | 10218544 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218510 |
| D3060 | Roof | Fair | Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [DOA0-1] | 1 | 7 | 10218622 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 11 | 10218546 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-15] | 1 | 4 | 10218548 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-26] | 1 | 4 | 10218613 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-24] | 1 | 4 | 10218704 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 9 | 10218557 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-21] | 1 | 4 | 10218611 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 8 | 10218671 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218629 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-43] | 1 | 4 | 10218642 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 4 | 10218692 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-20] | 1 | 4 | 10218585 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [F-22] | 1 | 4 | 10218626 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-28] | 1 | 4 | 10218666 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-41] | 1 | 4 | 10218676 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-10] | 1 | 4 | 10218572 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|------------------------|---------------------------|-----------|---|-----------|-----|----------|
| D3060 | Penthouse | Fair | Exhaust Fan, Centrifugal, 24" Damper, 3400 CFM [RF3] | 1 | 10 | 10218695 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218526 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218670 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-3] | 1 | 4 | 10218641 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 8 | 10218615 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [F-19] | 1 | 4 | 10218700 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM | 1 | 9 | 10218635 |
| D3060 | Roof | Fair | Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM | 1 | 4 | 10218645 |
| Fire Protection | | | | | | |
| D4010 | Boiler room | Fair | Backflow Preventer, Fire Suppression, 6 IN | 1 | 13 | 10218579 |
| D4010 | Boiler Room | Fair | Supplemental Components, Fire Riser, Wet, 4 IN | 1 | 21 | 10218617 |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 89,104 SF | 15 | 10218686 |
| Electrical | | | | | | |
| D5010 | 114 | Fair | Automatic Transfer Switch, ATS, 200 AMP | 1 | 13 | 10218699 |
| D5010 | 114 | Fair | Automatic Transfer Switch, ATS, 200 AMP | 1 | 13 | 10218718 |
| D5010 | Building Exterior | Fair | Generator, Gas or Gasoline, 80 KW | 1 | 12 | 10218682 |
| D5020 | Penthouse | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 11 | 10218541 |
| D5020 | 106 | Fair | Secondary Transformer, Dry, Stepdown, 15 KVA | 1 | 17 | 10218720 |
| D5020 | 106 | Fair | Secondary Transformer, Dry, Stepdown, 45 KVA | 1 | 17 | 10218584 |
| D5020 | Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 17 | 10218514 |
| D5020 | 1st floor Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 11 | 10218690 |
| D5020 | 114 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 16 | 10218520 |
| D5020 | 1st floor Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 11 | 10218511 |
| D5020 | 1st floor Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 750 KVA | 1 | 11 | 10218680 |
| D5020 | 1st floor Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 11 | 10218595 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|--|---------------------|-----------|--|-----------|-----|----------|
| D5020 | 106 | Fair | Distribution Panel, 277/480 V, 400 AMP | 1 | 17 | 10218537 |
| D5020 | Electrical Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 11 | 10218587 |
| D5020 | Electrical Room | Fair | Switchboard, 277/480 V, 1600 AMP | 1 | 12 | 10218516 |
| D5020 | 114 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 16 | 10218634 |
| D5020 | 114 | Fair | Secondary Transformer, Dry, Stepdown, 15 KVA | 1 | 16 | 10218605 |
| D5030 | 114 | Fair | Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install | 1 | 11 | 10218697 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 89,104 SF | 21 | 10218553 |
| D5030 | 114 | Fair | Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install | 1 | 7 | 10218681 |
| D5040 | Gymnasium | Fair | High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W | 16 | 11 | 10218555 |
| D5040 | Throughout Building | Fair | Emergency & Exit Lighting System, Full Interior Upgrade, LED | 89,104 SF | 7 | 10218643 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures | 89,104 SF | 11 | 10218601 |
| Fire Alarm & Electronic Systems | | | | | | |
| D6030 | Mechanical Room | Fair | Sound System, Theater/Auditorium/Church | 800 SF | 11 | 10218631 |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 89,104 SF | 11 | 10218552 |
| D7030 | Throughout Building | Fair | Security/Surveillance System, Full System Upgrade, Average Density | 89,104 SF | 8 | 10218608 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 89,104 SF | 11 | 10218703 |
| D7050 | Electrical Room | Good | Fire Alarm Panel, Fully Addressable | 1 | 13 | 10218693 |
| D8010 | Throughout Building | Fair | BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install | 89,104 SF | 8 | 10218602 |
| Equipment & Furnishings | | | | | | |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Refrigerator | 1 | 11 | 10218570 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Freezer | 1 | 9 | 10218598 |
| E1030 | Kitchen | Good | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 15 | 10218620 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Puree | 1 | 5 | 10218581 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 7 | 10218708 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 3-Bowl | 1 | 16 | 10218627 |

Component Condition Report | Wyngate Elementary School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|--------------------------|--------------------|-----------|---|-----------|-----|----------|
| E1030 | Trash room | Fair | Foodservice Equipment, Trash Compactor, 600 LB | 1 | 11 | 10218577 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double | 1 | 6 | 10218582 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Puree | 1 | 5 | 10218710 |
| E1030 | Roof | Poor | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 2 | 10218674 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Refrigerator, 1-Door Reach-In | 1 | 6 | 10218559 |
| E1030 | Kitchen | Poor | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1 | 2 | 10218706 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer | 1 | 8 | 10218717 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 1-Bowl | 1 | 16 | 10218621 |
| E1040 | Art classroom | Fair | Ceramics Equipment, Kiln | 1 | 13 | 10218564 |
| E1040 | Art classroom | Fair | Ceramics Equipment, Kiln | 1 | 13 | 10218657 |
| E1070 | Gymnasium | Fair | Basketball Backboard, Wall-Mounted, Fixed | 6 | 13 | 10218560 |
| E1070 | Multi-Purpose Room | Fair | Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour | 200 SF | 7 | 10218539 |
| E2010 | Classrooms General | Fair | Casework, Countertop, Plastic Laminate | 99,999 LF | 8 | 10218661 |
| E2010 | Library | Fair | Casework, Cabinetry, Standard | 15 LF | 11 | 10218696 |
| E2010 | Office Areas | Fair | Casework, Cabinetry, Standard | 100 LF | 11 | 10218531 |
| E2010 | Classrooms General | Fair | Casework, Cabinetry, Standard | 100 LF | 11 | 10218596 |
| E2010 | Library | Fair | Library Shelving, Double-Faced, up to 90" Height | 20 LF | 11 | 10218651 |
| E2010 | Library | Fair | Library Shelving, Single-Faced, up to 90" Height | 50 LF | 11 | 10218628 |
| Sitework | | | | | | |
| G4050 | Building Exterior | Fair | Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT | 8 | 11 | 10218648 |
| Follow-up Studies | | | | | | |
| P2030 | Rm 32 | NA | Engineering Study, Structural, General Design, Design | 1 | 1 | 10218624 |
| P2030 | 212 | Poor | Consultant, Environmental, Analysis of Suspect Fungal Growth, Evaluate/Report | 1 | 2 | 10218675 |

Component Condition Report | Wyngate Elementary School / Site

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|----------|-----------|--|-----------|-----|----------|
| Special Construction & Demo | | | | | | |
| F1020 | Site | Fair | Covered Play Structure, Light Gauge w/ Fabric Top | 280 SF | 11 | 10222865 |
| Pedestrian Plazas & Walkways | | | | | | |
| G2020 | Driveway | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 8,750 SF | 4 | 10222863 |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 27,000 SF | 16 | 10222864 |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Seal & Stripe | 27,000 SF | 4 | 10222871 |
| G2030 | Site | Poor | Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair | 2 | 2 | 10222860 |
| G2030 | Site | Fair | Sidewalk, Concrete, Small Areas/Sections | 1,000 SF | 26 | 10222874 |
| G2030 | Site | Fair | Sidewalk, Concrete, Small Areas/Sections | 500 SF | 8 | 10222861 |
| Athletic, Recreational & Playfield Areas | | | | | | |
| G2050 | Site | Fair | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 13,600 SF | 13 | 10222859 |
| G2050 | Site | Fair | Play Structure, Multipurpose, Medium | 1 | 11 | 10222866 |
| G2050 | Site | Fair | Sports Apparatus, Soccer, Regulation Goal | 4 | 11 | 10222858 |
| G2050 | Site | Fair | Sports Apparatus, Baseball, Backstop Chain-Link | 1 | 11 | 10222857 |
| G2050 | Site | Fair | Play Structure, Multipurpose, Small | 1 | 11 | 10222862 |
| G2050 | Site | Fair | Sports Apparatus, Basketball, Backboard/Rim/Pole | 4 | 11 | 10222872 |
| Sitework | | | | | | |
| G2060 | Site | Fair | Retaining Wall, Concrete Cast-in-Place | 1,000 SF | 21 | 10222867 |
| G2060 | Site | Fair | Picnic Table, Metal Powder-Coated | 5 | 11 | 10222870 |
| G2060 | Site | Fair | Retaining Wall, Treated Timber | 200 SF | 4 | 10222869 |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 6' | 400 LF | 16 | 10222868 |
| G4050 | Site | Fair | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install | 10 | 11 | 10222873 |

Appendix F: Replacement Reserves

Replacement Reserves Report



3/9/2026

| 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 | |
|---|------------|------------------|-----------------|------------|------------------|-----------------|------------------|------------------|--------------------|------------------|-----------------|--------------------|------------------|--------------------|------------------|--------------------|--------------------|------------------|------------|------------------|------------------|--------------------------|---------------------|
| Wyngate Elementary School | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Wyngate Elementary School / Main Building | \$0 | \$192,610 | \$38,298 | \$0 | \$373,894 | \$45,386 | \$395,508 | \$153,756 | \$7,283,571 | \$295,988 | \$92,730 | \$1,545,926 | \$307,822 | \$943,063 | \$433,826 | \$1,506,697 | \$1,508,982 | \$167,297 | \$0 | \$406,638 | \$146,403 | | \$15,838,395 |
| Wyngate Elementary School / Site | \$0 | \$0 | \$2,122 | \$0 | \$52,646 | \$0 | \$0 | \$0 | \$12,668 | \$15,853 | \$0 | \$158,860 | \$0 | \$69,902 | \$18,378 | \$0 | \$165,124 | \$0 | \$0 | \$21,305 | \$0 | | \$516,858 |
| Grand Total | \$0 | \$192,610 | \$40,420 | \$0 | \$426,540 | \$45,386 | \$395,508 | \$153,756 | \$7,296,238 | \$311,841 | \$92,730 | \$1,704,786 | \$307,822 | \$1,012,965 | \$452,204 | \$1,506,697 | \$1,674,106 | \$167,297 | \$0 | \$427,943 | \$146,403 | | \$16,355,253 |

Wyngate Elementary School

Wyngate 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 | 10218600 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 20 | 9 | 11 | 19600 | SF | \$1.86 | \$36,456 | | | | | | | | | | | | | | | | \$36,456 | | | | | \$36,456 | | |
| B2020 | Building Exterior | 10218517 | Glazing, any type by SF, Replace | 30 | 17 | 13 | 8400 | SF | \$55.00 | \$462,000 | | | | | | | | | | | | | | | | \$462,000 | | | | | \$462,000 | | |
| B2050 | Building Exterior | 10218562 | Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace | 30 | 17 | 13 | 4 | EA | \$1,300.00 | \$5,200 | | | | | | | | | | | | | | | | \$5,200 | | | | | \$5,200 | | |
| B2050 | Building Exterior | 10218588 | Exterior Door, Steel, Commercial, Replace | 40 | 26 | 14 | 1 | EA | \$4,060.00 | \$4,060 | | | | | | | | | | | | | | | | | \$4,060 | | | | \$4,060 | | |
| B2050 | Building Exterior | 10218688 | Exterior Door, Steel, Commercial, Replace | 40 | 20 | 20 | 1 | EA | \$4,060.00 | \$4,060 | | | | | | | | | | | | | | | | | | | \$4,060 | | \$4,060 | | |
| B2050 | Building Exterior | 10218567 | Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace | 30 | 14 | 16 | 1 | EA | \$3,200.00 | \$3,200 | | | | | | | | | | | | | | | | | | | | \$3,200 | | \$3,200 | |
| B3010 | Roof | 10218571 | Green roof, vegetation tray refurbishment | 10 | 4 | 6 | 16410 | SF | \$2.98 | \$48,902 | | | | | | | | | | | | | | | | | | | \$48,902 | | | \$48,902 | |
| B3010 | Roof | 10218705 | Roofing, Modified Bitumen, Replace | 20 | 11 | 9 | 4000 | SF | \$10.00 | \$40,000 | | | | | | | | | | | | | | | \$40,000 | | | | | | | \$40,000 | |
| B3010 | Roof | 10218653 | Roofing, Built-Up, Replace | 25 | 10 | 15 | 28800 | SF | \$14.00 | \$403,200 | | | | | | | | | | | | | | | | | | | \$403,200 | | | \$403,200 | |
| B3010 | Roof | 10218549 | Roofing, Single-Ply Membrane, TPO/PVC, Replace | 20 | 5 | 15 | 22500 | SF | \$17.00 | \$382,500 | | | | | | | | | | | | | | | | | | | \$382,500 | | | \$382,500 | |
| C1030 | Throughout Building | 10218576 | Interior Door, Wood, Solid-Core, Replace | 40 | 20 | 20 | 110 | EA | \$700.00 | \$77,000 | | | | | | | | | | | | | | | | | | | | \$77,000 | | \$77,000 | |
| C1070 | Throughout Building | 10218573 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 11 | 14 | 71300 | SF | \$3.50 | \$249,550 | | | | | | | | | | | | | | | | | | | \$249,550 | | | \$249,550 | |
| C1090 | Restrooms | 10218515 | Toilet Partitions, Plastic/Laminate, Replace | 20 | 7 | 13 | 40 | EA | \$750.00 | \$30,000 | | | | | | | | | | | | | | | | | | | \$30,000 | | | \$30,000 | |
| C2010 | Throughout Building | 10218574 | Wall Finishes, any surface, Prep & Paint | 10 | 4 | 6 | 133700 | SF | \$1.50 | \$200,550 | | | | | | | | | | | | | | | | | | | | | \$200,550 | | \$200,550 |
| C2030 | Utility Rooms/Areas | 10218521 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 10 | 4 | 6 | 4500 | SF | \$1.50 | \$6,750 | | | | | | | | | | | | | | | | | | | | \$6,750 | | \$6,750 | |
| C2030 | Phase 1 | 10218619 | Flooring, Vinyl Tile (VCT), Replace | 15 | 11 | 4 | 26700 | SF | \$5.00 | \$133,500 | | | | | | | | | | | | | | | | | | | | \$133,500 | | \$133,500 | |
| C2030 | Phase 2 | 10218528 | Flooring, Vinyl Tile (VCT), Replace | 15 | 7 | 8 | 26700 | SF | \$5.00 | \$133,500 | | | | | | | | | | | | | | | | | | | | | \$133,500 | | \$133,500 |
| C2030 | Throughout Building | 10218591 | Flooring, Carpet, Commercial Standard, Replace | 10 | 5 | 5 | 4500 | SF | \$7.50 | \$33,750 | | | | | | | | | | | | | | | | | | | | \$33,750 | | \$33,750 | |
| C2030 | Gymnasium | 10218542 | Flooring, Wood, Sports, Refinish | 10 | 4 | 6 | 4500 | SF | \$5.00 | \$22,500 | | | | | | | | | | | | | | | | | | | | \$22,500 | | \$22,500 | |
| C2050 | Gymnasium | 10218650 | Ceiling Finishes, exposed irregular elements, Prep & Paint | 10 | 4 | 6 | 4500 | SF | \$2.50 | \$11,250 | | | | | | | | | | | | | | | | | | | | \$11,250 | | \$11,250 | |
| C2050 | Throughout Building | 10218604 | Ceiling Finishes, any flat surface, Prep & Paint | 10 | 4 | 6 | 13400 | SF | \$2.00 | \$26,800 | | | | | | | | | | | | | | | | | | | | \$26,800 | | \$26,800 | |
| D1010 | Elevator machine room | 10218724 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 16 | 4 | 1 | EA | \$5,000.00 | \$5,000 | | | | | | | | | | | | | | | | | | | \$5,000 | | | \$5,000 | |
| D1010 | Elevator machine room | 10218719 | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 30 | 26 | 4 | 1 | EA | \$55,000.00 | \$55,000 | | | | | | | | | | | | | | | | | | | | | | \$55,000 | |
| D1010 | Elevator 1 | 10218694 | Elevator Cab Finishes, Standard, Replace | 15 | 8 | 7 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | | | | | | | | | | | \$9,000 | | \$9,000 |
| D1010 | Elevator 2 | 10218589 | Elevator Cab Finishes, Standard, Replace | 15 | 7 | 8 | 1 | EA | \$9,000.00 | \$9,000 | | | | | | | | | | | | | | | | | | | | \$9,000 | | \$9,000 | |
| D1010 | 112 | 10218668 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 11 | 9 | 1 | EA | \$5,000.00 | \$5,000 | | | | | | | | | | | | | | | | | | | | \$5,000 | | \$5,000 | |
| D1010 | 112 | 10218678 | Passenger Elevator, Hydraulic, 2 Floors, Renovate | 30 | 11 | 19 | 1 | EA | \$60,000.00 | \$60,000 | | | | | | | | | | | | | | | | | | | | | \$60,000 | | \$60,000 |
| D2010 | Mechanical Room | 10218543 | Water Heater, Gas, Commercial (200 MBH), Replace | 20 | 7 | 13 | 1 | EA | \$16,600.00 | \$16,600 | | | | | | | | | | | | | | | | | | | | \$16,600 | | \$16,600 | |
| D2010 | Mechanical Room | 10218536 | Backflow Preventer, Domestic Water, Replace | 30 | 19 | 11 | 1 | EA | \$1,400.00 | \$1,400 | | | | | | | | | | | | | | | | | | | | \$1,400 | | \$1,400 | |
| D2010 | 114 | 10218524 | Backflow Preventer, Domestic Water, Replace | 30 | 17 | 13 | 1 | EA | \$1,400.00 | \$1,400 | | | | | | | | | | | | | | | | | | | | \$1,400 | | \$1,400 | |
| D2010 | Utility Rooms/Areas | 10218563 | Sink/Lavatory, Service Sink, Wall-Hung, Replace | 35 | 31 | 4 | 4 | EA | \$1,400.00 | \$5,600 | | | | | | | | | | | | | | | | | | | | \$5,600 | | \$5,600 | |
| D2010 | Throughout Building | 10218639 | Drinking Fountain, Wall-Mounted, Single-Level, Replace | 15 | 7 | 8 | 8 | EA | \$1,200.00 | \$9,600 | | | | | | | | | | | | | | | | | | | | \$9,600 | | \$9,600 | |
| D2010 | Utility Rooms/Areas | 10218630 | Sink/Lavatory, Service Sink, Floor, Replace | 35 | 22 | 13 | 2 | EA | \$800.00 | \$1,600 | | | | | | | | | | | | | | | | | | | | \$1,600 | | \$1,600 | |
| D2010 | Throughout Building | 10218530 | Sink/Lavatory, Vanity Top, Stainless Steel, Replace | 30 | 17 | 13 | 40 | EA | \$1,200.00 | \$48,000 | | | | | | | | | | | | | | | | | | | | \$48,000 | | \$48,000 | |
| D2010 | Restrooms | 10218702 | Urinal, Standard, Replace | 30 | 15 | 15 | 10 | EA | \$1,100.00 | \$11,000 | | | | | | | | | | | | | | | | | | | | \$11,000 | | \$11,000 | |
| D2010 | Restrooms | 10218687 | Toilet, Commercial Water Closet, Replace | 30 | 14 | 16 | 60 | EA | \$1,300.00 | \$78,000 | | | | | | | | | | | | | | | | | | | | \$78,000 | | \$78,000 | |
| D2010 | Restrooms | 10218715 | Shower, Valve & Showerhead, Replace | 30 | 14 | 16 | 2 | EA | \$800.00 | \$1,600 | | | | | | | | | | | | | | | | | | | | \$1,600 | | \$1,600 | |
| D2010 | Restrooms | 10218575 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | 30 | 14 | 16 | 30 | EA | \$1,700.00 | \$51,000 | | | | | | | | | | | | | | | | | | | | \$51,000 | | \$51,000 | |
| D2060 | Boiler Room | 10218701 | Supplemental Components, Compressed Air Dryer, Process Support, Replace | 20 | 8 | 12 | 1 | EA | \$5,600.00 | \$5,600 | | | | | | | | | | | | | | | | | | | | \$5,600 | | \$5,600 | |
| D2060 | Boiler Room | 10218712 | Air Compressor, Tank-Style, Replace | 20 | 8 | 12 | 1 | EA | \$10,600.00 | \$10,600 | | | | | | | | | | | | | | | | | | | | \$10,600 | | \$10,600 | |
| D3020 | Boiler Room | 10218551 | Boiler, Gas, HVAC, Replace | 30 | 21 | 9 | 1 | EA | \$50,800.00 | \$50,800 | | | | | | | | | | | | | | | | | | | | \$50,800 | | \$50,800 | |
| D3020 | Boiler Room | 10218677 | Boiler, Gas, HVAC, Replace | 30 | 21 | 9 | 1 | EA | \$50,800.00 | \$50,800 | | | | | | | | | | | | | | | | | | | | \$50,800 | | \$50,800 | |

Replacement Reserves Report



3/9/2026

| 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 | | |
|----------------|----------------------|----------|---|----------------|------|-----|----------|------|--------------|-----------|-----------|------|----------|------|----------|------|---------|---------|-----------|----------|------|----------|------|------|----------|------|------|----------|----------|------|----------|----------------------------|-----------|-----------|
| D3020 | 114 | 10218679 | Boiler, Gas, HVAC, Replace | 30 | 14 | 16 | 1 | EA | \$50,800.00 | \$50,800 | | | | | | | | | | | | | | | | | | | | | \$50,800 | \$50,800 | | |
| D3020 | 114 | 10218554 | Boiler, Gas, HVAC, Replace | 30 | 14 | 16 | 1 | EA | \$50,800.00 | \$50,800 | | | | | | | | | | | | | | | | | | | | | | \$50,800 | \$50,800 | |
| D3020 | 114 | 10218672 | Unit Heater, Electric, Replace | 20 | 9 | 11 | 1 | EA | \$2,200.00 | \$2,200 | | | | | | | | | | | | \$2,200 | | | | | | | | | | | \$2,200 | |
| D3020 | Throughout Building | 10218665 | Cabinet Heater, Electric, 3 to 4 LF, Replace | 25 | 11 | 14 | 6 | EA | \$3,500.00 | \$21,000 | | | | | | | | | | | | | | | \$21,000 | | | | | | | | \$21,000 | |
| D3030 | Roof | 10218547 | Chiller, Air-Cooled, Replace | 25 | 24 | 1 | 1 | EA | \$180,000.00 | \$180,000 | \$180,000 | | | | | | | | | | | | | | | | | | | | | | \$180,000 | |
| D3030 | Roof | 10218592 | Chiller, Air-Cooled, Replace | 25 | 13 | 12 | 1 | EA | \$60,500.00 | \$60,500 | | | | | | | | | | | | \$60,500 | | | | | | | | | | | \$60,500 | |
| D3030 | Roof | 10218711 | Split System Ductless, Single Zone, Replace | 15 | 13 | 2 | 1 | EA | \$3,500.00 | \$3,500 | | | \$3,500 | | | | | | | | | | | | | | | \$3,500 | | | | | \$7,000 | |
| D3030 | Roof | 10218691 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 11 | 4 | 1 | EA | \$17,200.00 | \$17,200 | | | | | \$17,200 | | | | | | | | | | | | | | \$17,200 | | | | \$34,400 | |
| D3030 | Roof | 10218723 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 11 | 4 | 1 | EA | \$21,200.00 | \$21,200 | | | | | \$21,200 | | | | | | | | | | | | | \$21,200 | | | | | \$42,400 | |
| D3030 | Roof | 10218644 | Split System Ductless, Single Zone, Replace | 15 | 9 | 6 | 1 | EA | \$3,500.00 | \$3,500 | | | | | | | \$3,500 | | | | | | | | | | | | | | | | \$3,500 | |
| D3030 | Roof | 10218578 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | \$3,500.00 | \$3,500 | | | | | | | | \$3,500 | | | | | | | | | | | | | | | \$3,500 | |
| D3030 | Roof | 10218656 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | \$3,500.00 | \$3,500 | | | | | | | | \$3,500 | | | | | | | | | | | | | | | \$3,500 | |
| D3030 | Roof | 10218713 | Split System Ductless, Single Zone, Replace | 15 | 8 | 7 | 1 | EA | \$3,500.00 | \$3,500 | | | | | | | | \$3,500 | | | | | | | | | | | | | | | \$3,500 | |
| D3030 | Classrooms General | 10218667 | Unit Ventilator, approx/nominal 2 Ton, Replace | 20 | 12 | 8 | 24 | EA | \$7,400.00 | \$177,600 | | | | | | | | | \$177,600 | | | | | | | | | | | | | | | \$177,600 |
| D3050 | Fan coil rooms | 10218545 | Piping & Valves, Fiberglass Insulation, HVAC Chilled Water, Replace | 40 | 38 | 2 | 1000 | LF | \$6.00 | \$6,000 | | | \$6,000 | | | | | | | | | | | | | | | | | | | | \$6,000 | |
| D3050 | Boiler Room | 10218652 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 21 | 4 | 1 | EA | \$6,100.00 | \$6,100 | | | | | \$6,100 | | | | | | | | | | | | | | | | | | \$6,100 | |
| D3050 | Boiler Room | 10218597 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 21 | 4 | 1 | EA | \$6,100.00 | \$6,100 | | | | | \$6,100 | | | | | | | | | | | | | | | | | | \$6,100 | |
| D3050 | Boiler Room | 10218664 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 21 | 4 | 1 | EA | \$6,100.00 | \$6,100 | | | | | \$6,100 | | | | | | | | | | | | | | | | | | \$6,100 | |
| D3050 | Boiler Room | 10218683 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 21 | 4 | 1 | EA | \$6,100.00 | \$6,100 | | | | | \$6,100 | | | | | | | | | | | | | | | | | | \$6,100 | |
| D3050 | 114 | 10218513 | Supplemental Components, Air Separator, HVAC, Replace | 15 | 7 | 8 | 1 | EA | \$3,900.00 | \$3,900 | | | | | | | | | \$3,900 | | | | | | | | | | | | | | \$3,900 | |
| D3050 | Boiler Room | 10218612 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 16 | 9 | 1 | EA | \$6,100.00 | \$6,100 | | | | | | | | | | \$6,100 | | | | | | | | | | | | | \$6,100 | |
| D3050 | 114 | 10218523 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 13 | 12 | 1 | EA | \$6,100.00 | \$6,100 | | | | | | | | | | | | \$6,100 | | | | | | | | | | | \$6,100 | |
| D3050 | 114 | 10218568 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 13 | 12 | 1 | EA | \$6,100.00 | \$6,100 | | | | | | | | | | | | \$6,100 | | | | | | | | | | | \$6,100 | |
| D3050 | 114 | 10218673 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 11 | 14 | 1 | EA | \$6,100.00 | \$6,100 | | | | | | | | | | | | | | | \$6,100 | | | | | | | | \$6,100 | |
| D3050 | 114 | 10218722 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 11 | 14 | 1 | EA | \$6,100.00 | \$6,100 | | | | | | | | | | | | | | | \$6,100 | | | | | | | | \$6,100 | |
| D3050 | Roof | 10218707 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 18 | 2 | 1 | EA | \$11,000.00 | \$11,000 | | | \$11,000 | | | | | | | | | | | | | | | | | | | | \$11,000 | |
| D3050 | Roof | 10218550 | Packaged Unit, RTU, Pad or Roof-Mounted, Replace | 20 | 16 | 4 | 1 | EA | \$7,500.00 | \$7,500 | | | | | \$7,500 | | | | | | | | | | | | | | | | | | \$7,500 | |
| D3050 | Penthouse | 10218623 | Air Handler, Interior AHU, Easy/Moderate Access, Replace | 25 | 21 | 4 | 1 | EA | \$22,000.00 | \$22,000 | | | | | \$22,000 | | | | | | | | | | | | | | | | | | | \$22,000 |
| D3050 | 212 | 10218698 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 122 | 10218538 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 117 | 10218535 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 206 | 10218609 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 117 | 10218607 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 207 | 10218689 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 104 | 10218519 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$1,670.00 | \$1,670 | | | | | | | | | \$1,670 | | | | | | | | | | | | | | \$1,670 | |
| D3050 | 207 | 10218633 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 212 | 10218594 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 114 | 10218590 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$1,670.00 | \$1,670 | | | | | | | | | \$1,670 | | | | | | | | | | | | | | \$1,670 | |
| D3050 | 206 | 10218714 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 128 | 10218709 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 116 | 10218593 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 116 | 10218522 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 213 | 10218647 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 104 | 10218512 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 122 | 10218527 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 123 | 10218725 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | 218 | 10218660 | Fan Coil Unit, Hydronic Terminal, Replace | 20 | 11 | 9 | 1 | EA | \$2,530.00 | \$2,530 | | | | | | | | | \$2,530 | | | | | | | | | | | | | | \$2,530 | |
| D3050 | Penthouse | 10218721 | Air Handler, Interior AHU, Easy/Moderate Access, Replace | 25 | 15 | 10 | 1 | EA | \$22,000.00 | \$22,000 | | | | | | | | | | \$22,000 | | | | | | | | | | | | | \$22,000 | |
| D3050 | Penthouse | 10218655 | Air Handler, Interior AHU, Easy/Moderate Access, Replace | 25 | 15 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Replacement Reserves Report



3/9/2026

| 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 |
|--|----------------------|----|------------------|----------------|------|-----|----------|------|------------|----------|------|-----------|----------|------|-----------|----------|-----------|-----------|-------------|-----------|----------|-------------|-----------|-----------|-----------|-------------|-------------|-----------|------|-----------|-----------|----------------------------|
| Totals, Unescalated | | | | | | | | | | | \$0 | \$187,000 | \$36,100 | \$0 | \$332,200 | \$39,150 | \$331,232 | \$125,018 | \$5,749,718 | \$226,850 | \$69,000 | \$1,116,810 | \$215,900 | \$642,180 | \$286,810 | \$967,091 | \$940,348 | \$101,218 | \$0 | \$231,900 | \$81,060 | \$11,679,584 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$192,610 | \$38,298 | \$0 | \$373,894 | \$45,386 | \$395,508 | \$153,756 | \$7,283,571 | \$295,988 | \$92,730 | \$1,545,926 | \$307,822 | \$943,063 | \$433,826 | \$1,506,697 | \$1,508,982 | \$167,297 | \$0 | \$406,638 | \$146,403 | \$15,838,395 |

Wyngate Elementary School / Site

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate | | | |
|--|----------------------|----------|---|----------------|------|-----|----------|------|-------------|----------|------|------|---------|---------|----------|------|------|----------|----------|----------|----------|-----------|----------|----------|----------|------|-----------|------|------|----------|---------|----------------------------|----------|-----|-----------|
| F1020 | Site | 10222865 | Covered Play Structure, Light Gauge w/ Fabric Top, Replace | 20 | 9 | 11 | 280 | SF | \$18.80 | \$5,264 | | | | | | | | | | | \$5,264 | | | | | | | | | | \$5,264 | | | | |
| G2020 | Driveway | 10222863 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 21 | 4 | 8750 | SF | \$3.50 | \$30,625 | | | | | \$30,625 | | | | | | | | | | | | | | | | | \$30,625 | | | |
| G2020 | Site | 10222871 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 1 | 4 | 27000 | SF | \$0.45 | \$12,150 | | | | | \$12,150 | | | | \$12,150 | | | | \$12,150 | | | | | | | | | \$48,600 | | | |
| G2020 | Site | 10222864 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 9 | 16 | 27000 | SF | \$3.50 | \$94,500 | | | | | | | | | | | | | | | \$94,500 | | | | | | | \$94,500 | | | |
| G2030 | Site | 10222860 | Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair | 0 | -2 | 2 | 2 | EA | \$1,000.00 | \$2,000 | | | \$2,000 | | | | | | | | | | | | | | | | | | | \$2,000 | | | |
| G2030 | Site | 10222861 | Sidewalk, Concrete, Small Areas/Sections, Replace | 50 | 42 | 8 | 500 | SF | \$20.00 | \$10,000 | | | | | | | | \$10,000 | | | | | | | | | | | | | | \$10,000 | | | |
| G2050 | Site | 10222858 | Sports Apparatus, Soccer, Regulation Goal, Replace | 20 | 9 | 11 | 4 | EA | \$2,500.00 | \$10,000 | | | | | | | | | | | \$10,000 | | | | | | | | | | | \$10,000 | | | |
| G2050 | Site | 10222857 | Sports Apparatus, Baseball, Backstop Chain-Link, Replace | 20 | 9 | 11 | 1 | EA | \$5,000.00 | \$5,000 | | | | | | | | | | | \$5,000 | | | | | | | | | | | \$5,000 | | | |
| G2050 | Site | 10222872 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace | 25 | 14 | 11 | 4 | EA | \$4,750.00 | \$19,000 | | | | | | | | | | | \$19,000 | | | | | | | | | | | \$19,000 | | | |
| G2050 | Site | 10222859 | Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay | 25 | 12 | 13 | 13600 | SF | \$3.50 | \$47,600 | | | | | | | | | | | | \$47,600 | | | | | | | | | | \$47,600 | | | |
| G2050 | Site | 10222866 | Play Structure, Multipurpose, Medium, Replace | 20 | 9 | 11 | 1 | EA | \$20,000.00 | \$20,000 | | | | | | | | | | | \$20,000 | | | | | | | | | | | \$20,000 | | | |
| G2050 | Site | 10222862 | Play Structure, Multipurpose, Small, Replace | 20 | 9 | 11 | 1 | EA | \$10,000.00 | \$10,000 | | | | | | | | | | | \$10,000 | | | | | | | | | | | \$10,000 | | | |
| G2060 | Site | 10222870 | Picnic Table, Metal Powder-Coated, Replace | 20 | 9 | 11 | 5 | EA | \$700.00 | \$3,500 | | | | | | | | | | | \$3,500 | | | | | | | | | | | \$3,500 | | | |
| G2060 | Site | 10222868 | Fences & Gates, Fence, Chain Link 6', Replace | 40 | 24 | 16 | 400 | LF | \$21.00 | \$8,400 | | | | | | | | | | | | | | | \$8,400 | | | | | | | \$8,400 | | | |
| G2060 | Site | 10222869 | Retaining Wall, Treated Timber, Replace | 25 | 21 | 4 | 200 | SF | \$20.00 | \$4,000 | | | | \$4,000 | | | | | | | | | | | | | | | | | | \$4,000 | | | |
| G4050 | Site | 10222873 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20 | 9 | 11 | 10 | EA | \$4,200.00 | \$42,000 | | | | | | | | | | | \$42,000 | | | | | | | | | | | \$42,000 | | | |
| Totals, Unescalated | | | | | | | | | | | \$0 | \$0 | \$2,000 | \$0 | \$46,775 | \$0 | \$0 | \$0 | \$10,000 | \$12,150 | \$0 | \$114,764 | \$0 | \$47,600 | \$12,150 | \$0 | \$102,900 | \$0 | \$0 | \$12,150 | \$0 | \$0 | \$12,150 | \$0 | \$360,489 |
| Totals, Escalated (3.0% inflation, compounded annually) | | | | | | | | | | | \$0 | \$0 | \$2,122 | \$0 | \$52,646 | \$0 | \$0 | \$0 | \$12,668 | \$15,853 | \$0 | \$158,860 | \$0 | \$69,902 | \$18,378 | \$0 | \$165,124 | \$0 | \$0 | \$21,305 | \$0 | \$0 | \$21,305 | \$0 | \$516,858 |

* Markup has been included in unit costs.

Appendix G:

Equipment Inventory List

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------------------|----------|--------|---|---------------------|----------|--|--------------------------|--------------|--------------|--------------|--------------|---------|-----|
| D10 Conveying | | | | | | | | | | | | | |
| 1 | 10218724 | D1010 | Elevator Controls [ELEVATOR 1] | Automatic, 1 Car | | Wyngate Elementary School / Main Building | Elevator machine room | Otis | AAA21241N2 | 3889717 | 1997 | | |
| 2 | 10218668 | D1010 | Elevator Controls [ELEVATOR 2] | Automatic, 1 Car | | Wyngate Elementary School / Main Building | 112 | No dataplate | No dataplate | No dataplate | | | |
| 3 | 10218719 | D1010 | Passenger Elevator [ELEVATOR 1] | Hydraulic, 2 Floors | 2500 LB | Wyngate Elementary School / Main Building | Elevator machine room | Otis | AAA21241K1 | 1709717 | 1997 | | |
| 4 | 10218678 | D1010 | Passenger Elevator [ELEVATOR 2] | Hydraulic, 2 Floors | 3000 LB | Wyngate Elementary School / Main Building | 112 | No dataplate | No dataplate | No dataplate | 2014 | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---------------------|----------|--------|--------------------------------|---------------------------------------|----------|---|-----------------|------------------------|--------------------|------------------|--------------|---------|-----|
| D20 Plumbing | | | | | | | | | | | | | |
| 1 | 10218543 | D2010 | Water Heater | Gas, Commercial (200 MBH) | 100 GAL | Wyngate Elementary School / Main Building | Mechanical Room | State Industries, Inc. | SBD-100-199NET 118 | 1812109755202 | 2018 | | |
| 2 | 10218536 | D2010 | Backflow Preventer | Domestic Water | 1 IN | Wyngate Elementary School / Main Building | Mechanical Room | WattStopper | Illegible | Illegible | | | |
| 3 | 10218524 | D2010 | Backflow Preventer | Domestic Water | 1.5 IN | Wyngate Elementary School / Main Building | 114 | Apollo Valves | RP4A | 440454 | | | |
| 4 | 10218712 | D2060 | Air Compressor | Tank-Style | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | Quincy Compressor | MODEL,BMQTS3QCBDT | UTY952323 | 2017 | | |
| 5 | 10218701 | D2060 | Supplemental Components | Compressed Air Dryer, Process Support | 100 CFM | Wyngate Elementary School / Main Building | Boiler Room | Quincy Compressor | QHPR5-10 | QH510A1151704024 | 2017 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-----------------|----------|--------|---------------------------------------|---------------------------|----------|---|---------------------|--------------|--------------------|----------------|--------------|---------|-----|
| D30 HVAC | | | | | | | | | | | | | |
| 1 | 10218551 | D3020 | Boiler [B-1] | Gas, HVAC | 1506 MBH | Wyngate Elementary School / Main Building | Boiler Room | Kewanee | KW5.0-166- G | 21223 | | | |
| 2 | 10218677 | D3020 | Boiler [B-2] | Gas, HVAC | 1506 MBH | Wyngate Elementary School / Main Building | Boiler Room | Kewanee | KW5.0-166 G | 21224 | | | |
| 3 | 10218554 | D3020 | Boiler [BOILER-1] | Gas, HVAC | 1260 MBH | Wyngate Elementary School / Main Building | 114 | Fulton Pulse | PHW-1400 | NA | 2011 | | |
| 4 | 10218679 | D3020 | Boiler [BOILER-2] | Gas, HVAC | 1260 MBH | Wyngate Elementary School / Main Building | 114 | Fulton Pulse | PHW-1400 | NA | 2011 | | |
| 5 | 10218665 | D3020 | Cabinet Heater | Electric, 3 to 4 LF | | Wyngate Elementary School / Main Building | Throughout Building | No dataplate | No dataplate | No dataplate | 2014 | | 6 |
| 6 | 10218672 | D3020 | Unit Heater | Electric | 10 kW | Wyngate Elementary School / Main Building | 114 | Inaccessible | Inaccessible | Inaccessible | | | |
| 7 | 10218606 | D3020 | Boiler Supplemental Components | Expansion Tank | 175 GAL | Wyngate Elementary School / Main Building | 114 | Taco | No dataplate | No dataplate | | | |
| 8 | 10218547 | D3030 | Chiller | Air-Cooled | 110 TON | Wyngate Elementary School / Main Building | Roof | Trane | RTAA1104XH01A3CCBF | 097039795 | 1997 | | |
| 9 | 10218592 | D3030 | Chiller [CHILLER-1] | Air-Cooled | 50 TON | Wyngate Elementary School / Main Building | Roof | McQuay | AGZ050D4SNN-ER10 | SINU 120900136 | 2012 | | |
| 10 | 10218691 | D3030 | Split System | Condensing Unit/Heat Pump | 10 TON | Wyngate Elementary School / Main Building | Roof | Trane | TTA120E400AA | Illegible | 2010 | | |
| 11 | 10218723 | D3030 | Split System | Condensing Unit/Heat Pump | 12.5 TON | Wyngate Elementary School / Main Building | Roof | Trane | TTA150E400AA | 10102XPFAD | 2010 | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|------------------------------|----------------------------------|----------|---|--------------------|---------------------|------------------------|-----------|--------------|---------|-----|
| 12 | 10218644 | D3030 | Split System Ductless | Single Zone | 1 TON | Wyngate Elementary School / Main Building | Roof | Mitsubishi Electric | Illegible | Illegible | | | |
| 13 | 10218711 | D3030 | Split System Ductless | Single Zone | 1 TON | Wyngate Elementary School / Main Building | Roof | Friedrich | MR12Y3C | Illegible | | | |
| 14 | 10218578 | D3030 | Split System Ductless | Single Zone | 1 TON | Wyngate Elementary School / Main Building | Roof | Mitsubishi Electric | MUZ-JP12WA | NA | | | |
| 15 | 10218656 | D3030 | Split System Ductless | Single Zone | .75 TON | Wyngate Elementary School / Main Building | Roof | Mitsubishi Electric | MUY-GE09NA2 | 4003795 T | | | |
| 16 | 10218713 | D3030 | Split System Ductless | Single Zone | 1 TON | Wyngate Elementary School / Main Building | Roof | Friedrich | Illegible | Illegible | | | |
| 17 | 10218667 | D3030 | Unit Ventilator | approx/nominal 2 Ton | 750 CFM | Wyngate Elementary School / Main Building | Classrooms General | | | | | | 24 |
| 18 | 10218652 | D3050 | Pump | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | Illegible | NA | | | |
| 19 | 10218597 | D3050 | Pump | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | Illegible | NA | | | |
| 20 | 10218664 | D3050 | Pump | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | SD025025-1A | NA | 1997 | | |
| 21 | 10218603 | D3050 | Pump | Distribution, HVAC Heating Water | 15 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | F12510E4HAH1L0CXB1943D | NA | 2025 | | |
| 22 | 10218583 | D3050 | Pump | Distribution, HVAC Heating Water | 15 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | F12510E4HAH1L0CXB1943D | NA | 2025 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|----------------------------|---|----------|---|-----------------|--------------|------------------|--------------|--------------|---------|-----|
| 23 | 10218683 | D3050 | Pump | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | Taco | SD040030-1A 4/97 | NA | 1997 | | |
| 24 | 10218673 | D3050 | Pump [PUMP -4] | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | 114 | No dataplate | No dataplate | No dataplate | 2014 | | |
| 25 | 10218523 | D3050 | Pump [PUMP-1] | Distribution, HVAC Chilled or Condenser Water | 5 HP | Wyngate Elementary School / Main Building | 114 | Taco | F12009E2EAJ2L0A | NA | 2012 | | |
| 26 | 10218568 | D3050 | Pump [PUMP-2] | Distribution, HVAC Chilled or Condenser Water | 5 HP | Wyngate Elementary School / Main Building | 114 | Taco | Illegible | Illegible | 2012 | | |
| 27 | 10218722 | D3050 | Pump [PUMP-3] | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | 114 | No dataplate | No dataplate | No dataplate | 2014 | | |
| 28 | 10218612 | D3050 | Pump [PUMP-7] | Distribution, HVAC Heating Water | 5 HP | Wyngate Elementary School / Main Building | Boiler Room | No dataplate | No dataplate | No dataplate | | | |
| 29 | 10218655 | D3050 | Air Handler | Interior AHU, Easy/Moderate Access | 3000 CFM | Wyngate Elementary School / Main Building | Penthouse | No dataplate | No dataplate | No dataplate | 2010 | | |
| 30 | 10218623 | D3050 | Air Handler [AHU-1] | Interior AHU, Easy/Moderate Access | 3000 CFM | Wyngate Elementary School / Main Building | Penthouse | Trane | MCCA006MAG0A0B | K97B19188 | 1997 | | |
| 31 | 10218540 | D3050 | Air Handler [AHU-2] | Interior AHU, Easy/Moderate Access | 5000 CFM | Wyngate Elementary School / Main Building | Penthouse | Trane | CSAA010UAB00 | K10E49101 | 2010 | | |
| 32 | 10218721 | D3050 | Air Handler [AHU-3] | Interior AHU, Easy/Moderate Access | 4000 CFM | Wyngate Elementary School / Main Building | Penthouse | Trane | CSAA008UAB00 | K10EA9114 | 2010 | | |
| 33 | 10218658 | D3050 | Air Handler [AHU-4] | Interior AHU, Easy/Moderate Access | 4000 CFM | Wyngate Elementary School / Main Building | Penthouse | No dataplate | No dataplate | No dataplate | | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|------------------------|-------------------|----------|---|-----------------|---|----------------|-------------|--------------|---------|-----|
| 34 | 10218633 | D3050 | Fan Coil Unit | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 207 | International Enviromental Corp. | VBA1000209126 | 814211-40-6 | 2014 | | |
| 35 | 10218590 | D3050 | Fan Coil Unit | Hydronic Terminal | 800 CFM | Wyngate Elementary School / Main Building | 114 | International Enviromental Corp. | VBA0800209117 | 814211-30-1 | 2014 | | |
| 36 | 10218709 | D3050 | Fan Coil Unit [FCU-1] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 128 | International Enviromental Corp. | VBA1000209126 | 814211-40-1 | 2014 | | |
| 37 | 10218519 | D3050 | Fan Coil Unit [FCU-10] | Hydronic Terminal | 600 CFM | Wyngate Elementary School / Main Building | 104 | International Environmental Corporation | VBA0600209107 | 814211-20-1 | 2014 | | |
| 38 | 10218512 | D3050 | Fan Coil Unit [FCU-11] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 104 | International Enviromental Corp. | VBA1000209138 | 814211-60-1 | 2014 | | |
| 39 | 10218660 | D3050 | Fan Coil Unit [FCU-13] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 218 | International Enviromental Corp. | VBA1000209126 | 814211-40-5 | 2014 | | |
| 40 | 10218647 | D3050 | Fan Coil Unit [FCU-14] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 213 | International Enviromental Corp. | VBA 1000209136 | 814211-50-5 | 2014 | | |
| 41 | 10218689 | D3050 | Fan Coil Unit [FCU-15] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 207 | International Enviromental Corp. | VBA 1000209136 | 814211-50-6 | 2014 | | |
| 42 | 10218714 | D3050 | Fan Coil Unit [FCU-18] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 206 | International Enviromental Corp. | VBA 1000209136 | 814211-50-7 | 2014 | | |
| 43 | 10218609 | D3050 | Fan Coil Unit [FCU-19] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 206 | International Enviromental Corp. | VBA1000209126 | 814211-40-7 | 2014 | | |
| 44 | 10218725 | D3050 | Fan Coil Unit [FCU-2] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 123 | International Enviromental Corp. | VBA1000209136, | 814211-50-1 | 2014 | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|----------------------------------|-------------------------------------|----------|---|-----------------|----------------------------------|----------------|--------------|--------------|---------|-----|
| 45 | 10218594 | D3050 | Fan Coil Unit [FCU-20] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 212 | International Enviromental Corp. | VBA1000209136 | 814211-50-8 | 2014 | | |
| 46 | 10218698 | D3050 | Fan Coil Unit [FCU-21] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 212 | International Enviromental Corp. | VBA1000209126 | 814211-40-8 | 2014 | | |
| 47 | 10218535 | D3050 | Fan Coil Unit [FCU-3] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 117 | International Enviromental Corp. | VBA1000209136 | 814211-50-2 | 2014 | | |
| 48 | 10218607 | D3050 | Fan Coil Unit [FCU-4] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 117 | International Enviromental Corp. | VBA1000209126 | 814211-40-2 | 2014 | | |
| 49 | 10218522 | D3050 | Fan Coil Unit [FCU-5] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 116 | International Enviromental Corp. | VBA1000209136 | 814211-50-3 | 2014 | | |
| 50 | 10218593 | D3050 | Fan Coil Unit [FCU-6] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 116 | International Enviromental Corp. | VBA1000209126 | 814211-40-3 | 2014 | | |
| 51 | 10218527 | D3050 | Fan Coil Unit [FCU-7] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 122 | International Enviromental Corp. | VBA 1000209136 | 814211-50-4 | 2014 | | |
| 52 | 10218538 | D3050 | Fan Coil Unit [FCU-8] | Hydronic Terminal | 1000 CFM | Wyngate Elementary School / Main Building | 122 | International Enviromental Corp. | VBA1000209126 | 814211-40-4 | 2014 | | |
| 53 | 10218707 | D3050 | Packaged Unit | RTU, Pad or Roof-Mounted | 5 TON | Wyngate Elementary School / Main Building | Roof | Trane | TCC060F400BB | M063L262H | 1997 | | |
| 54 | 10218550 | D3050 | Packaged Unit [RTU #2] | RTU, Pad or Roof-Mounted | 3 TON | Wyngate Elementary School / Main Building | Roof | American Standard Inc. | No dataplate | No dataplate | | | |
| 55 | 10218565 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate 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 |
|-------|----------|--------|-----------------------|----------------------------------|----------|---|-----------------|--------------|----------------------------|--------------|--------------|---------|-----|
| 56 | 10218580 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 57 | 10218533 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | No dataplate | No dataplate | | | |
| 58 | 10218669 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | No dataplate | No dataplate | | | |
| 59 | 10218529 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345S4603320000222010397 | NA | | | |
| 60 | 10218510 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | No dataplate | Inaccessible | | | |
| 61 | 10218629 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | No dataplate | No dataplate | | | |
| 62 | 10218526 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | No dataplate | No dataplate | No dataplate | | | |
| 63 | 10218670 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 64 | 10218615 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 65 | 10218645 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345S4603320000070007030397 | NA | | | |
| 66 | 10218616 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 2010820000020 | NA | | | |

| Index | ID | UFCCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|---------|----------------------------|----------------------------------|----------|---|-----------------|--------------|--------------------------|----------------------|--------------|---------|-----|
| 67 | 10218546 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | No dataplate | No dataplate | No dataplate | | | |
| 68 | 10218557 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | No dataplate | No dataplate | No dataplate | | | |
| 69 | 10218671 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000028020397. | NA | | | |
| 70 | 10218692 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | No dataplate | No dataplate | | | |
| 71 | 10218635 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | No dataplate | No dataplate | No dataplate | | | |
| 72 | 10218685 | D3060 | Exhaust Fan | Roof or Wall-Mounted, 16" Damper | 2000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 73 | 10218646 | D3060 | Exhaust Fan [EF-49] | Roof or Wall-Mounted, 12" Damper | 800 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 120 ACE 1200150 | 143SD21364-007000070 | 2010 | | |
| 74 | 10218649 | D3060 | Exhaust Fan [F-1] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 75 | 10218572 | D3060 | Exhaust Fan [F-10] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345S4603322000018010397 | NA | | | |
| 76 | 10218716 | D3060 | Exhaust Fan [F-14] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 77 | 10218548 | D3060 | Exhaust Fan [F-15] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000058010397 | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|---------------------------|----------------------------------|----------|---|-----------------|--------------|--------------------------|-----------|--------------|---------|-----|
| 78 | 10218556 | D3060 | Exhaust Fan [F-16] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345SÄ603320066G68010397 | NA | | | |
| 79 | 10218610 | D3060 | Exhaust Fan [F-17] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 340240000 135C3B | NA | | | |
| 80 | 10218586 | D3060 | Exhaust Fan [F-18] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 81 | 10218700 | D3060 | Exhaust Fan [F-19] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000089010397 | NA | | | |
| 82 | 10218599 | D3060 | Exhaust Fan [F-2] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 83 | 10218585 | D3060 | Exhaust Fan [F-20] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Z6201069139908220975512 | NA | | | |
| 84 | 10218611 | D3060 | Exhaust Fan [F-21] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 3458460332000011901:0397 | NA | | | |
| 85 | 10218626 | D3060 | Exhaust Fan [F-22] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34594603320000129016397 | NA | | | |
| 86 | 10218659 | D3060 | Exhaust Fan [F-23] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 87 | 10218704 | D3060 | Exhaust Fan [F-24] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 88 | 10218613 | D3060 | Exhaust Fan [F-26] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000159010397 | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|---------------------------|----------------------------------|----------|---|-----------------|--------------|--------------------------|-----------|--------------|---------|-----|
| 89 | 10218640 | D3060 | Exhaust Fan [F-27] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000129020397. | N/A | | | |
| 90 | 10218666 | D3060 | Exhaust Fan [F-28] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | No dataplate | Illegible | Illegible | | | |
| 91 | 10218641 | D3060 | Exhaust Fan [F-3] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 4554603320000120018 | NA | | | |
| 92 | 10218532 | D3060 | Exhaust Fan [F-30] | Roof or Wall-Mounted, 12" Damper | 1000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345S46033200001 90010397 | NA | | | |
| 93 | 10218525 | D3060 | Exhaust Fan [F-31] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345546054200000 0000 97 | NA | | | |
| 94 | 10218544 | D3060 | Exhaust Fan [F-33] | Roof or Wall-Mounted, 12" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 95 | 10218566 | D3060 | Exhaust Fan [F-34] | Roof or Wall-Mounted, 16" Damper | 2000 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 345S603320000210010397 | NA | | | |
| 96 | 10218676 | D3060 | Exhaust Fan [F-41] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554 603320000149030307 | NA | | | |
| 97 | 10218642 | D3060 | Exhaust Fan [F-43] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 3455460332000024202039 | NA | | | |
| 98 | 10218662 | D3060 | Exhaust Fan [F-44] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | Illegible | Illegible | | | |
| 99 | 10218534 | D3060 | Exhaust Fan [F-48] | Roof or Wall-Mounted, 10" Damper | 500 CFM | Wyngate Elementary School / Main Building | Roof | Cook | 34554603320000222020397 | NA | | | |

| Index | ID | UFCCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|---------|--------------------------|-------------------------|----------|---|-----------------|--------------|-------------------|----------------------|--------------|---------|-----|
| 100 | 10218695 | D3060 | Exhaust Fan [RF3] | Centrifugal, 24" Damper | 3400 CFM | Wyngate Elementary School / Main Building | Penthouse | Cook | 210 CTC 21OIC CL1 | 210 CTC 01//00024 01 | 2010 | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------------------------|----------|--------|---------------------------|------------------|----------|---|-----------------|--------------|---------|---------|--------------|---------|-----|
| D40 Fire Protection | | | | | | | | | | | | | |
| 1 | 10218579 | D4010 | Backflow Preventer | Fire Suppression | 6 IN | Wyngate Elementary School / Main Building | Boiler room | Ames | 2000 SS | 231100J | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-----------------------|----------|--------|----------------------------------|-----------------|----------|---|---------------------------|--------------|---------------|--------------|--------------|---------|-----|
| D50 Electrical | | | | | | | | | | | | | |
| 1 | 10218682 | D5010 | Generator | Gas or Gasoline | 80 KW | Wyngate Elementary School / Main Building | Building Exterior | Kohler | 80REZGD | SGM322HKB | 2012 | | |
| 2 | 10218699 | D5010 | Automatic Transfer Switch | ATS | 200 AMP | Wyngate Elementary School / Main Building | 114 | Kohler | No dataplate | No dataplate | | | |
| 3 | 10218718 | D5010 | Automatic Transfer Switch | ATS | 200 AMP | Wyngate Elementary School / Main Building | 114 | Kohler | No dataplate | No dataplate | | | |
| 4 | 10218541 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | Penthouse | Siemens | 3F3Y075FC | NA | | | |
| 5 | 10218720 | D5020 | Secondary Transformer | Dry, Stepdown | 15 KVA | Wyngate Elementary School / Main Building | 106 | Eaton | V48M28F15CUEE | J12F01407 | 2012 | | |
| 6 | 10218584 | D5020 | Secondary Transformer | Dry, Stepdown | 45 KVA | Wyngate Elementary School / Main Building | 106 | Eaton | N48M28B45CUEE | J12F0 1039 | 2012 | | |
| 7 | 10218514 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | Electrical Room | Eaton | V48M28B75CUEE | J12F01328 | 2012 | | |
| 8 | 10218690 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | 1st floor Electrical Room | Siemens | 3F3Y075FC | NA | | | |
| 9 | 10218520 | D5020 | Secondary Transformer | Dry, Stepdown | 30 KVA | Wyngate Elementary School / Main Building | 114 | Inaccessible | Inaccessible | Inaccessible | | | |
| 10 | 10218511 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | 1st floor Electrical Room | Siemens | 3F3Y075FC | NA | | | |
| 11 | 10218680 | D5020 | Secondary Transformer | Dry, Stepdown | 750 KVA | Wyngate Elementary School / Main Building | 1st floor Electrical Room | Siemens | 3F 3Y075FC | NA | | | |

| Index | ID | UFCODE | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|--|---|----------|---|---------------------------|--------------|-------------------|--------------|--------------|---------|-----|
| 12 | 10218595 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | 1st floor Electrical Room | Siemens | Illegible | NA | | | |
| 13 | 10218587 | D5020 | Secondary Transformer | Dry, Stepdown | 75 KVA | Wyngate Elementary School / Main Building | Electrical Room | Siemens | 3F3Y075FC | NA | | | |
| 14 | 10218634 | D5020 | Secondary Transformer | Dry, Stepdown | 30 KVA | Wyngate Elementary School / Main Building | 114 | Inaccessible | Inaccessible | Inaccessible | | | |
| 15 | 10218605 | D5020 | Secondary Transformer | Dry, Stepdown | 15 KVA | Wyngate Elementary School / Main Building | 114 | Inaccessible | Inaccessible | Inaccessible | | | |
| 16 | 10218516 | D5020 | Switchboard | 277/480 V | 1600 AMP | Wyngate Elementary School / Main Building | Electrical Room | Siemens | BB3 | 17-49283-F10 | 1997 | | |
| 17 | 10218537 | D5020 | Distribution Panel | 277/480 V | 400 AMP | Wyngate Elementary School / Main Building | 106 | Eaton | 8805C34G02 | NA | | | |
| 18 | 10218697 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 5 HP | Wyngate Elementary School / Main Building | 114 | S flex | No dataplate | No dataplate | | | |
| 19 | 10218681 | D5030 | Variable Frequency Drive | VFD, by HP of Motor | 10 HP | Wyngate Elementary School / Main Building | 114 | ABB | ACH550-VDR-0154-4 | 2123304530 | 2012 | | |
| 20 | 10218555 | D5040 | High Intensity Discharge (HID) Fixtures | Metal Halide, Gymnasium Lighting, 400 W | | Wyngate Elementary School / Main Building | Gymnasium | | | | | | 16 |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|----------|--------|-------------------------|-------------------|----------|---|-----------------|--------------|--------------|--------------|--------------|---------|-----|
| D70 Electronic Safety & Security | | | | | | | | | | | | | |
| 1 | 10218693 | D7050 | Fire Alarm Panel | Fully Addressable | | Wyngate Elementary School / Main Building | Electrical Room | No dataplate | No dataplate | No dataplate | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|----------------------|----------|--------|------------------------------|--|----------|---|-----------------|--------------------------|--------------|--------------|--------------|---------|-----|
| E10 Equipment | | | | | | | | | | | | | |
| 1 | 10218621 | E1030 | Foodservice Equipment | Commercial Kitchen, 1-Bowl | | Wyngate Elementary School / Main Building | Kitchen | | | | | | |
| 2 | 10218627 | E1030 | Foodservice Equipment | Commercial Kitchen, 3-Bowl | | Wyngate Elementary School / Main Building | Kitchen | | | | | | |
| 3 | 10218582 | E1030 | Foodservice Equipment | Convection Oven, Double | | Wyngate Elementary School / Main Building | Kitchen | Blodgett | No dataplate | No dataplate | | | |
| 4 | 10218708 | E1030 | Foodservice Equipment | Dairy Cooler/Wells | | Wyngate Elementary School / Main Building | Kitchen | Continental Refrigerator | MCS-SS-S | 157B3575 | | | |
| 5 | 10218581 | E1030 | Foodservice Equipment | Food Puree | | Wyngate Elementary School / Main Building | Kitchen | Colorpoint | K60-CFT | B97C0255 | | | |
| 6 | 10218710 | E1030 | Foodservice Equipment | Food Puree | | Wyngate Elementary School / Main Building | Kitchen | Colorpoint | KCH2M-CPA | B97B0256 | | | |
| 7 | 10218559 | E1030 | Foodservice Equipment | Refrigerator, 1-Door Reach-In | | Wyngate Elementary School / Main Building | Kitchen | Beverage-Air Corporation | PRZ4-1A5 | NA | | | |
| 8 | 10218577 | E1030 | Foodservice Equipment | Trash Compactor, 600 LB | | Wyngate Elementary School / Main Building | Trash room | Inaccessible | Inaccessible | Inaccessible | | | |
| 9 | 10218620 | E1030 | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer | | Wyngate Elementary School / Main Building | Kitchen | Trenton | Illegible | 259249968 | | | |
| 10 | 10218674 | E1030 | Foodservice Equipment | Walk-In, Condenser for Refrigerator/Freezer | | Wyngate Elementary School / Main Building | Roof | No dataplate | No dataplate | No dataplate | | | |
| 11 | 10218706 | E1030 | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer | | Wyngate Elementary School / Main Building | Kitchen | BOHN | Inaccessible | Inaccessible | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|-------|----------|--------|------------------------------|--|----------|---|-----------------|--------------------|--------------|--------------|--------------|---------|-----|
| 12 | 10218717 | E1030 | Foodservice Equipment | Walk-In, Evaporator for Refrigerator/Freezer | | Wyngate Elementary School / Main Building | Kitchen | BOHN | Inaccessible | Inaccessible | | | |
| 13 | 10218598 | E1030 | Foodservice Equipment | Walk-In, Freezer | | Wyngate Elementary School / Main Building | Kitchen | | | | | | |
| 14 | 10218570 | E1030 | Foodservice Equipment | Walk-In, Refrigerator | | Wyngate Elementary School / Main Building | Kitchen | No dataplate | No dataplate | No dataplate | | | |
| 15 | 10218564 | E1040 | Ceramics Equipment | Kiln | | Wyngate Elementary School / Main Building | Art classroom | Paragon industries | TNF823 | 450090 | | | |
| 16 | 10218657 | E1040 | Ceramics Equipment | Kiln | | Wyngate Elementary School / Main Building | Art classroom | Paragon industries | TNF823 | 450089 | | | |