FACILITY CONDITION ASSESSMENT

prepared for

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

Benjamin Banneker Middle School
14800 Perrywood Drive
Burtonsville, MD 20866

PREPARED BY:
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BV PROJECT #:
172559.25R000-140.354

DATE OF REPORT:
August 15, 2025

ON SITE DATE:
April 28-29, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	One
Main Address	14800 Perrywood Drive, Burtonsville, MD 20866
Site Developed	1974
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 28-29, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Same as above
Assessment & Report Prepared By	Kai Hollman
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Benjamin Banneker Middle School is located within the Montgomery County Public Schools (MCPS) district and serves grades 6 through 8. Thee school is committed to preparing students for high school by fostering academic excellence, integrity, and personal growth. The school's mission emphasizes responsibility for learning, problem-solving, and positive contributions to the school climate.

Architectural

The building structure consists of masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately; furthermore, the exterior brick will need to be cleaned and sealed during the evaluation period. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weatherstripping, and other deficiencies, were primarily observed at the roofing system. Additional studies as well as budgetary costs for repairs have been provided to address these issues. Interior finishes vary in age and have been well maintained throughout the facilities. Finishes have been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have an installed date of 2011 and have been well-maintained since that time. Therefore, most of the HVAC and plumbing components such as pump motors and terminal units require isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in fair condition; however, most of the HVAC systems will need to be replaced in the short term of the evaluation period.

The Kohler Generator was observed to be from 2013 and in fair condition. Moreover, the generator will need replacement during the evaluation period.

Site

The parking lots and sidewalks have been periodically repaved and sectionally replaced as needed over the years. However, the parking lot will need to be sealed and striped in the short term. The north parking lot has developed minor cracking and typical wear and should be milled and overlaid. Most of the site’s sport courts and equipment are generally in fair condition.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools.

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.

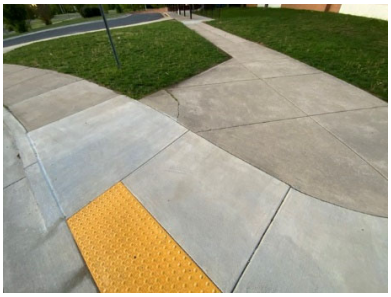
The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and 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 0.522465.

Immediate Needs

There are no immediate needs to report.

Key Findings



Sidewalk in Poor condition.

Any Pavement Type, Sectional Repairs per Man-Day
Site Benjamin Banneker Middle School
Throughout Building

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

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

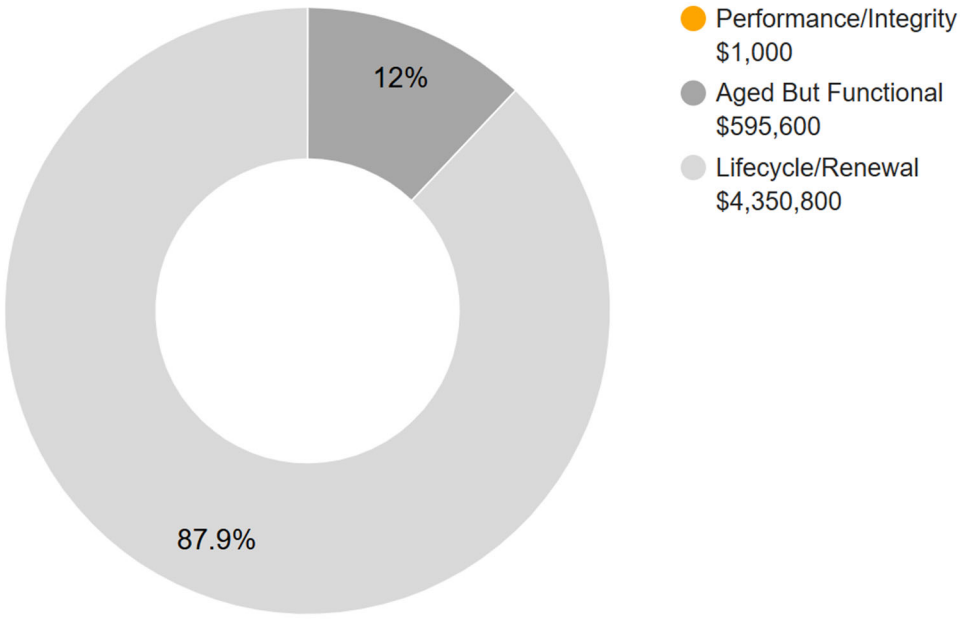
**$$**$$

Cracked concrete walkway near the main entrance - AssetCALC ID: 9286564

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 order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: $4,947,400

2. Middle School Building

Middle School Building: Systems Summary		
Address	14800 Perrywood Drive, Burtonsville, MD 20866	
GPS Coordinates	39.0959319, -76.9486435	
Constructed/Renovated	1974	
Building Area	118,800 SF	
Number of Stories	2 above grade level	
System	*Description*	*Condition*
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 Secondary Wall Finish: Asphalt Shingles Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: None	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, Unfinished Floors: Carpet, VCT, ceramic tile, wood strip, unfinished concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic car	Fair
Plumbing	Distribution: Copper supply and cast iron, PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Middle School Building: Systems Summary		
HVAC	Central System: Boilers, chiller, cooling tower, air handlers, feeding fan coil units Non-Central System: RTU's, Wall-mounted units Supplemental components: Ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Good
Electrical	Source & Distribution: Main switchboard, step-down panel with copper Interior Lighting: LED, linear fluorescent, Exterior Building-Mounted Lighting: halogen 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	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

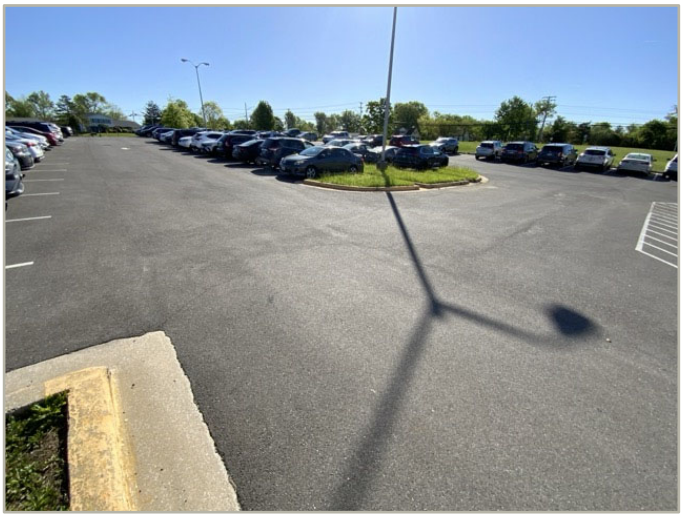
The table below shows the anticipated costs by trade or building system over the next 20 years.

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	-	-	-	$400	$600	$1,000
Facade	-	-	-	$4,100	$646,800	$650,900
Roofing	-	-	-	$1,633,100	$2,300	$1,635,400
Interiors	-	-	-	$963,700	$2,028,100	$2,991,800
Conveying	-	-	-	$6,300	$89,000	$95,300
Plumbing	-	$28,900	-	$35,700	$179,900	$244,400
HVAC	-	$746,000	$27,100	$151,100	$1,649,400	$2,573,600
Fire Protection	-	-	-	-	$204,000	$204,000
Electrical	-	-	-	$142,100	$1,235,700	$1,377,800
Fire Alarm & Electronic Systems	-	-	-	-	$1,195,100	$1,195,100
Equipment & Furnishings	-	-	$5,300	$1,164,400	$478,100	$1,647,800
TOTALS (3% inflation)	**-**	**$774,900**	**$32,400**	**$4,100,900**	**$7,708,900**	**$12,617,100**

Totals have been rounded to the nearest $100.** ***The darker the shading, the higher the cost.

3. Site Summary



Site Information		
Site Area	10 acres (estimated)	
Parking Spaces	115 total spaces all in open lots; 5 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage; chain link fencing Sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout north boundary	Good
Utilities	Municipal water and sewer	Good
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	Prefabricated modular buildings	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	-	$16,900	-	$16,900
Special Construction & Demo	-	-	-	$1,100	$343,700	$344,900
Site Development	-	-	-	$4,400	$57,300	$61,800
Site Pavement	-	$1,000	$5,100	$10,600	$14,700	$31,400
TOTALS (3% inflation)	**-**	**$1,000**	**$5,100**	**$33,100**	**$415,800**	**$455,000**

Totals have been rounded to the nearest $100.** ***The darker the shading, the higher the cost.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1974	No	No
Building or Building Cluster 1	1974	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Benjamin Banneker Middle School, 14800 Perrywood Drive, Burtonsville, MD 20866, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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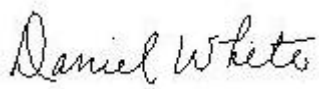
Project Assessor

Reviewed by:



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8. Appendices

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

Appendix A:
Photographic Record

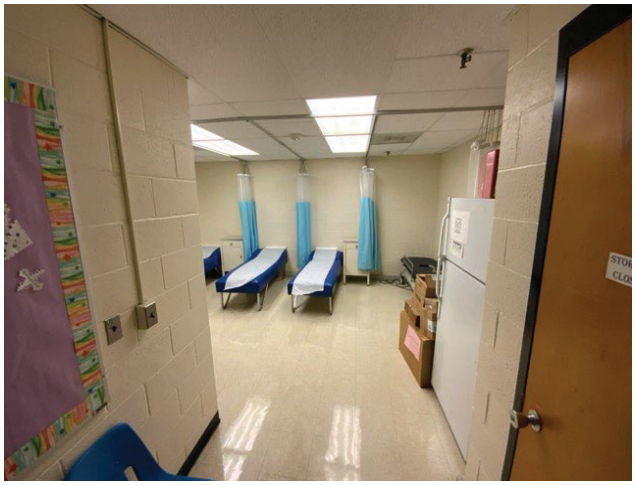
Photographic Overview

1 - FRONT ELEVATION

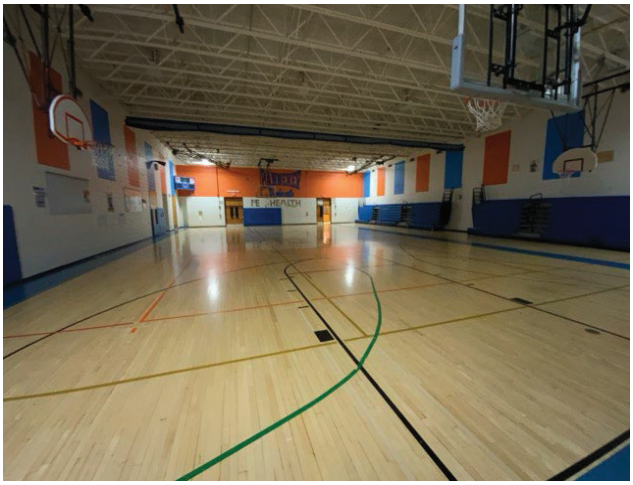
2 - LEFT ELEVATION

3 - RIGHT ELEVATION

4 - REAR ELEVATION

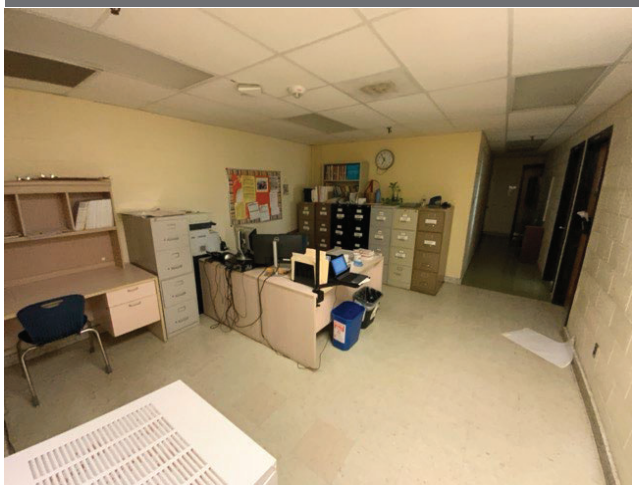


5 - CLINIC

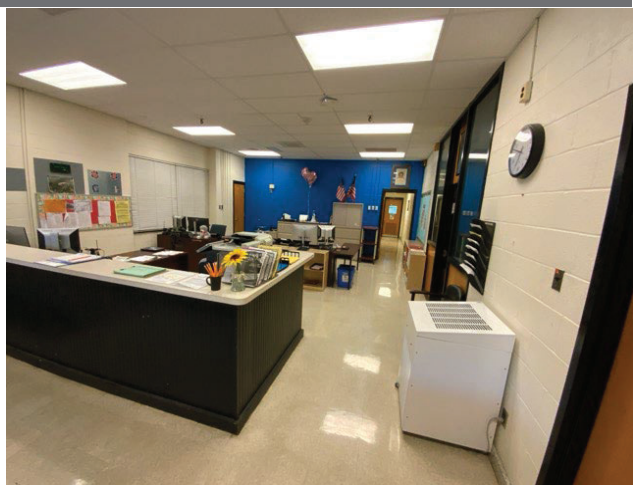


6 - GYMNASIUM

Photographic Overview

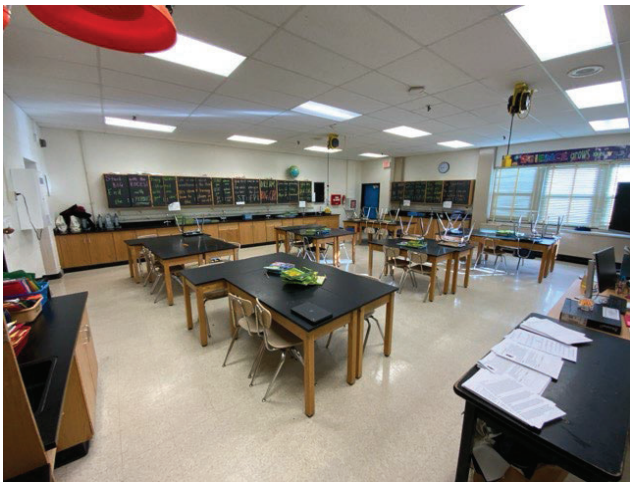


7 - OFFICE

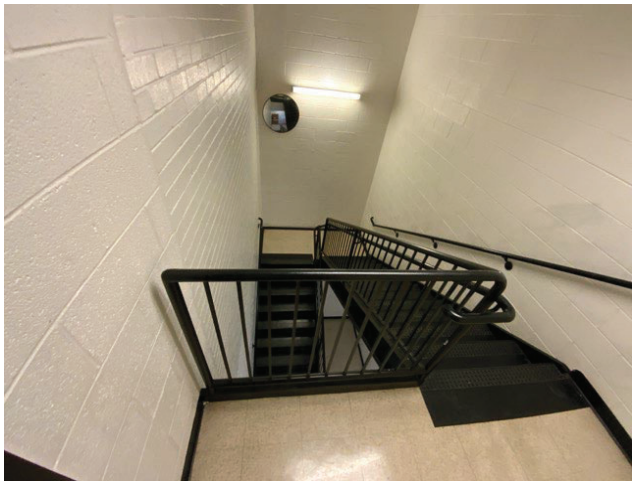


8 - MAIN OFFICE

9 - CAFETERIA



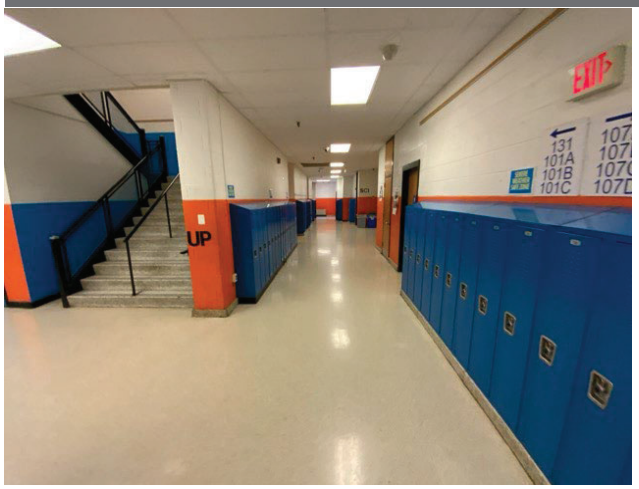
10 - CLASSROOM



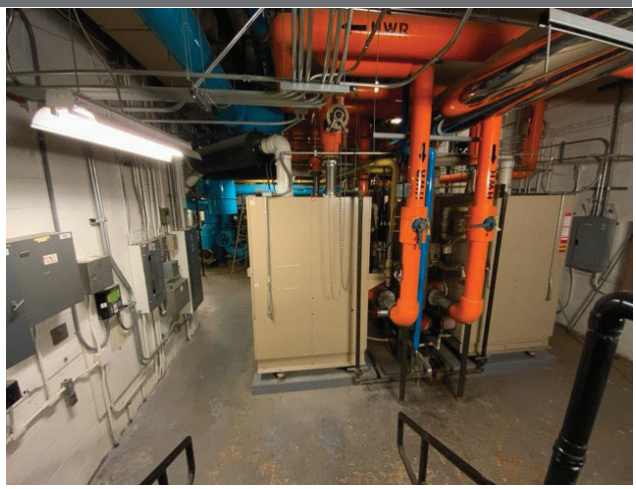
11 - STAIRWELL

12 - STAGE AREA

Photographic Overview



13 - HALLWAY



14 - BOILER ROOM

15 - COMMERCIAL KITCHEN

16 - RESTROOM

17 - KITCHENETTE

18 - LIBRARY

Photographic Overview

19 - PACKAGED UNIT

20 - COOLING TOWER

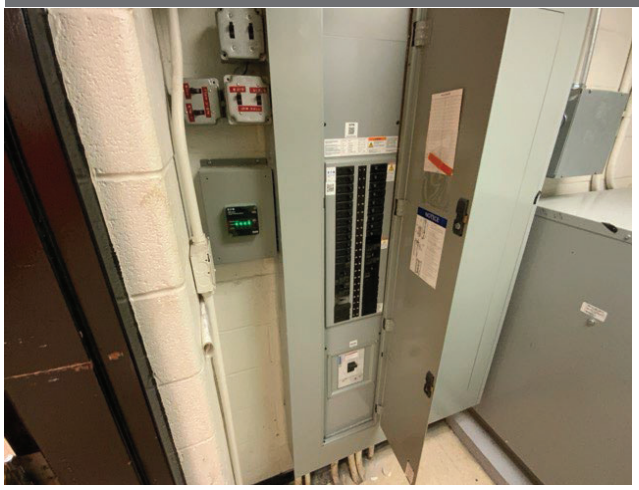
21 - AIR HANDLER

22 - BOILER

23 - FAN COIL UNIT

24 - SECONDARY TRANSFORMER

Photographic Overview



25 - DISTRIBUTION PANEL

26 - GENERATOR

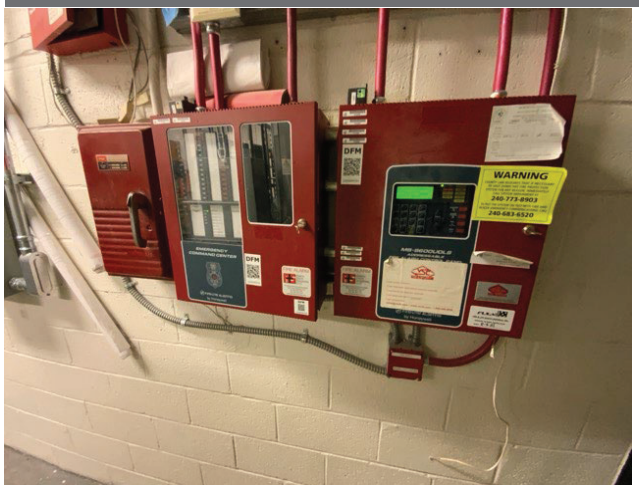
27 - MAIN ELECTRICAL ROOM

28 - HOT WATER PIPING

29 - WATER HEATER

30 – SPRINKLER RISER

Photographic Overview



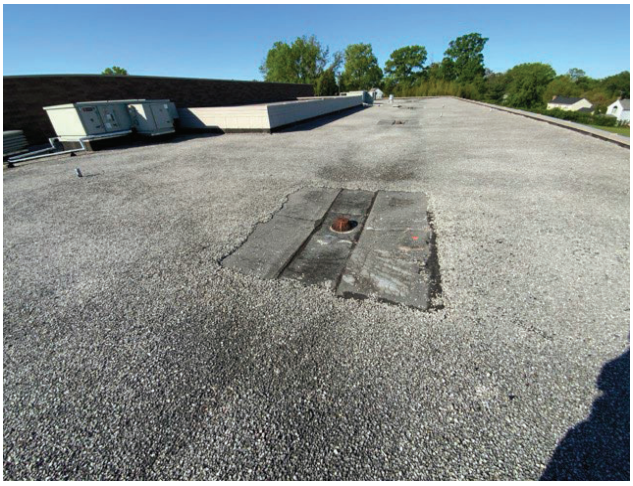
31 - FIRE ALARM PANEL

32 - ANCILLARY BUILDING

33 - COURTYARD OVERVIEW

34 - PARKING LOT

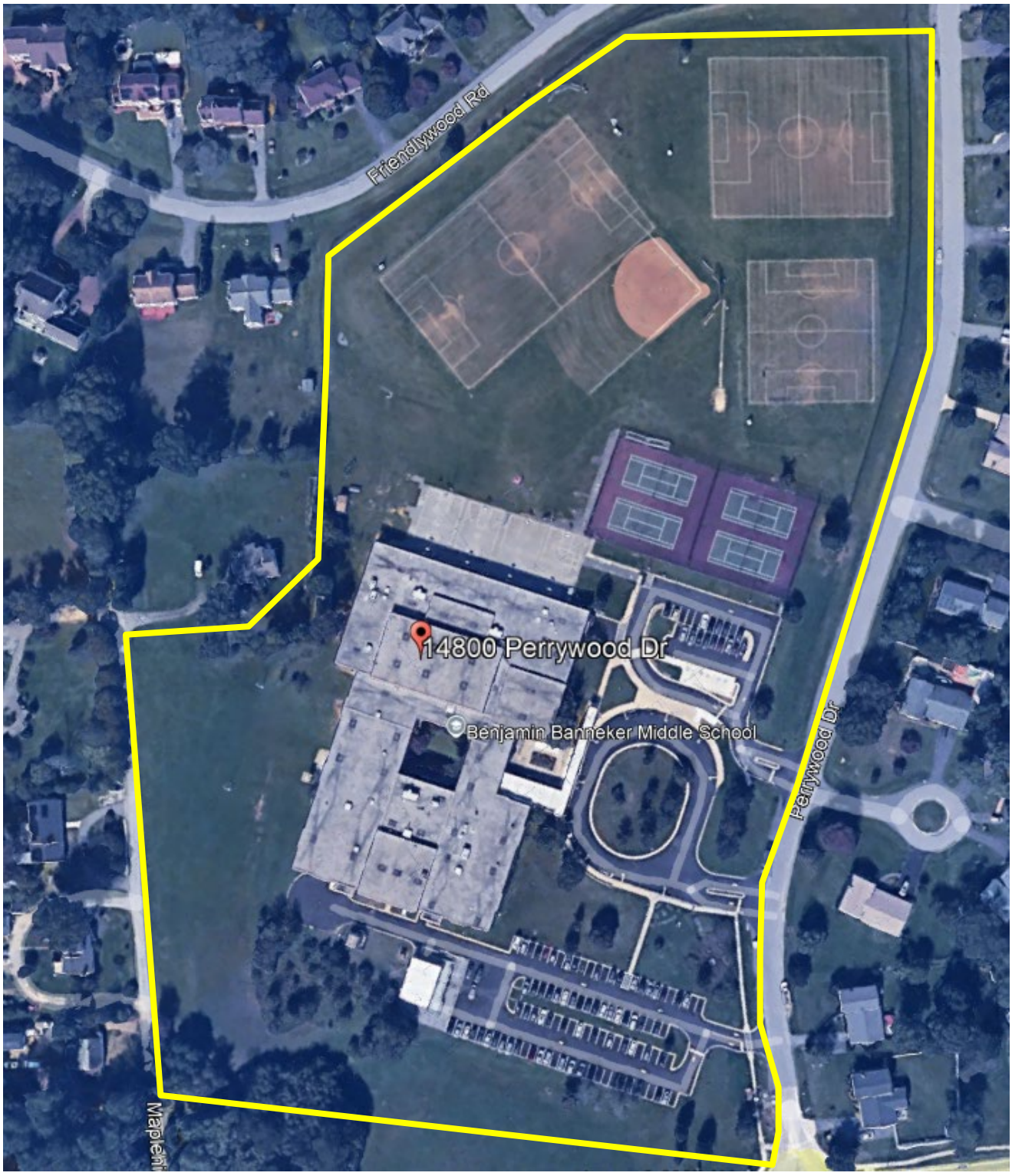
35 - PARK BENCH



36 - ROOFING

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-140.354	Benjamin Banneker Middle School
Source	**On-Site Date**
Google	April 28-29, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Benjamin Banneker Middle School

Name of person completing form: Mr. Walker

Title / Association w/ property: Head Custodian

Length of time associated w/ property: 4 years

Date Completed: 4/27/2025

Phone Number: 301-351-8869

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1974	Renovated:	
2	Building size in SF	118,800 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors		Unknown
		HVAC		Unknown
		Electrical		Some systems have been replaced.
		Site Pavement		2024
		Accessibility		Unknown
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.	None.		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Benjamin Banneker Middle School

BV Project Number: 172559.25R000-140.354

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

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

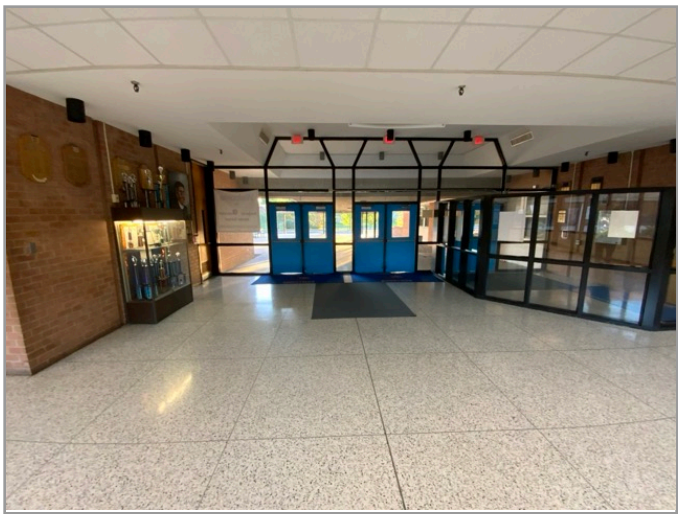
CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
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 ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

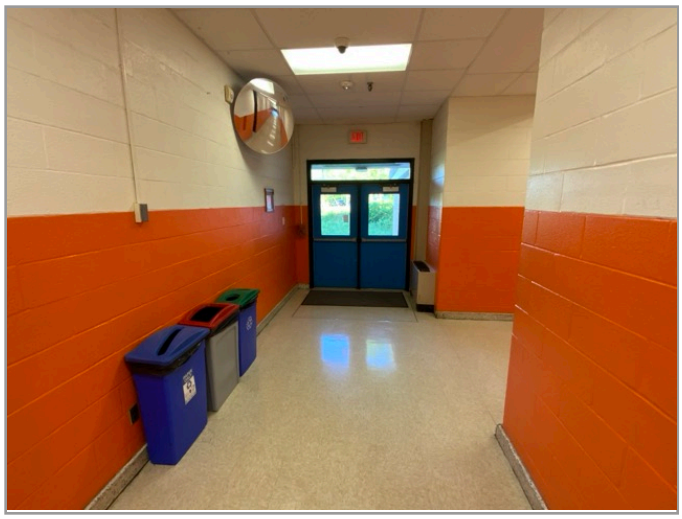
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



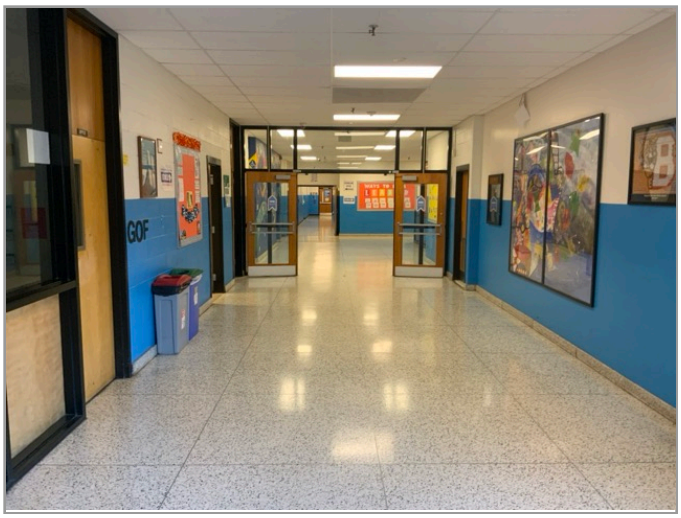
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

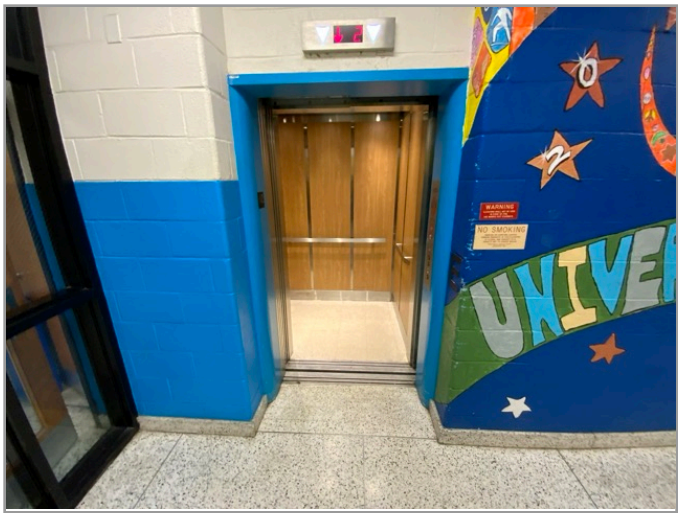
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS

IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
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 ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN PATH OF TRAVEL

KITCHEN CABINETS

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

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

Appendix E:
Component Condition Report

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	118,800	SF	24	9286514
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	118,800	SF	24	9286513
B1080	Throughout Building	Fair	Stairs, Metal, Interior, Refinish	250	SF	6	9286654
Facade							
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	15,700	SF	14	9286448
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	1,100	SF	7	9286475
B2020	Building Exterior	Fair	Glazing, any type by SF	5,600	SF	15	9286436
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	16		20	9286552
Roofing							
B3010	Roof	Fair	Roofing, Built-Up	86,800	SF	10	9286456
B3060	Roof	Fair	Roof Hatch, Metal	1		19	9286476
Interiors							
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	140		15	9286492
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	12		20	9286483
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	89,100	SF	15	9286489
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6		11	9286494
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200	LF	13	9286502
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	23,800	SF	11	9286435
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	35,600	SF	26	9286439
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	178,200	SF	7	9286482
C2030	Throughout Building	Good	Flooring, Terrazzo	17,800	SF	35	9286461
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	71,300	SF	9	9286444
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	5,900	SF	7	9286559

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	5,900 SF	7	9286466
C2030	Restrooms	Fair	Flooring, Ceramic Tile	17,800 SF	26	9286496
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	17,800 SF	6	9286441
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	11,900 SF	7	9286516
Conveying						
D1010	Elevator room	Fair	Elevator Controls, Automatic, 1 Car	1	8	9286474
D1010	Elevator room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	11	9286511
D1010	Elevator room	Good	Elevator Cab Finishes, Standard	1	12	9286471
Plumbing						
D2010	Boiler Room	Fair	Water Softener, Domestic Water, 300k Grains & 80 GPM	1	10	9286443
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	118,800 SF	24	9286544
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	2	9286540
D2010	Restrooms	Fair	Urinal, Standard	6	18	9286530
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Floor	5	20	9286533
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	26	18	9286558
D2010	Classrooms General	Fair	Emergency Plumbing Fixtures, Eye Wash	1	12	9286567
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	10	9286458
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	9286457
D2010	Boiler Room	Fair	Pump, Circulation, Domestic Water	1	6	9286490
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	21	20	9286470
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	18	9286542
D2030	Boiler Room	Fair	Pump, Sump	1	7	9286535
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	9286546
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9286500

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9286467
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9286507
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	2	9286498
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9286529
D3030	Elevator Shafts/Utility	Fair	Split System, Fan Coil Unit, DX	1	7	9286484
D3030	Throughout Building	Fair	Fan Coil Cassette, 3 to 4 TON	1	6	9286459
D3030	Site General	Fair	Cooling Tower, (Typical) Open Circuit	1	12	9286659
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	2	9286508
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	9286541
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	9286462
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9286545
D3050	Storage room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9286493
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	6	12	9286528
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9286463
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	9286460
D3050	Storage room	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9286429
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9286430
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	9286568
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9286551
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	9286509
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9286491
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	118,800 SF	24	9286562
D3050	Roof	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	11	9286561
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	9286543
D3050		Fair	Fan Coil Unit, Hydronic Terminal	45	11	9286538

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	13	9286433
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	118,800 SF	18	9286524
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	9286557
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	5	11	9286437
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	13	9286566
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	8	10	9286550
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	118,800 SF	16	9286503
D4010	Boiler Room	Fair	Supplemental Components, Fire Riser, Wet	1	24	9286515
Electrical						
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	15	9286537
D5010	Site General	Fair	Generator, Gas or Gasoline	1	13	9286661
D5010	Boiler Room	Fair	Automatic Transfer Switch, ATS	1	15	9286521
D5020	Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	26	9286548
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	24	9286531
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	1	26	9286525
D5020	Storage room	Good	Distribution Panel, 120/208 V	1	20	9286532
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	13	9286477
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	26	9286517
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	21	9286450
D5020	Boiler Room	Good	Switchboard, 277/480 V	1	28	9286479
D5020	Electrical Room 115	Good	Distribution Panel, 120/208 V	1	23	9286570
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	19	9286438
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	22	9286536
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	21	9286518

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown	1		23	9286549
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1		8	9286499
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1		7	9286447
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1		10	9286431
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1		10	9286504
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1		12	9286454
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	118,800	SF	24	9286563
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	118,800	SF	13	9286497
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	6		10	9286445
D5040	Throughout Building	Good	Emergency & Exit Lighting System, Full Interior Upgrade, LED	118,800	SF	8	9286453
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	8		16	9286432
Fire Alarm & Electronic Systems							
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	118,800	SF	14	9286534
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	118,800	SF	12	9286468
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	118,800	SF	14	9286440
D7050	Boiler Room	Good	Fire Alarm Panel, Fully Addressable	1		11	9286452
Equipment & Furnishings							
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		11	9286555
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		8	9286488
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1		6	9286469
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1		10	9286472
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		11	9286487
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1		10	9286560
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		6	9286481
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		8	9286501

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	12	9286486
E1030	Commercial Kitchen	Good	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	6	9286485
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	13	9286495
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	9286505
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	9286428
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	9286506
E1030	Roof	Fair	Foodservice Equipment, Exhaust Hood, 1 to 2 LF	1	7	9286520
E1030	Commercial Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	2	17	9286526
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	9286553
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	9286434
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	6	9286527
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	13	9286556
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	13	9286473
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	8	9286523
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	6	9286478
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	45	15	9286512
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	8	9286539
E1060	Electrical Room	Fair	Residential Appliances, Clothes Dryer	1	8	9286449
E1060	Breakroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9286522
E1060	Elevator room	Fair	Residential Appliances, Washer	1	8	9286554
E1060	Breakroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9286465
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	4	13	9286565
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	19	9286519
E1070	Stage	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	20 SF	11	9286464
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	1,500 LF	10	9286569

Component Condition Report | Benjamin Banneker Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	50 LF	16	9286455
E2010	Breakroom	Fair	Casework, Cabinetry, Standard	2,500 LF	8	9286547
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	300	14	9286442
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	75 LF	14	9286480

Component Condition Report | Benjamin Banneker Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3030	Portables	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	9286653
D3030	Portables	Fair	Heat Pump, Packaged & Wall-Mounted	1	10	9286647
Special Construction & Demo						
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	350 SF	6	9286658
F1020	Site General	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	1,200 SF	12	9304416
Pedestrian Plazas & Walkways						
G2020	Site General	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	1,000 SF	10	9286656
G2020	Site General	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	4	9286446
G2030	Throughout Building	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	1	0	9286564
Athletic, Recreational & Playfield Areas						
G2050	Site General	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	15	9286651
G2050	Site General	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	250 SF	15	9286648
Sitework						
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	3	14	9286657
G2060	Site General	Good	Retaining Wall, Brick/Stone	25 SF	28	9286660
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	6	7	9286650
G2060	Site General	Good	Park Bench, Metal Powder-Coated	6	14	9286655

Component Condition Report | Benjamin Banneker Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 8'	25 LF	28	9286645
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	75 LF	14	9286652
G4050	Site General	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	6	24	9286662

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/15/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Benjamin Banneker Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Benjamin Banneker Middle School / Main Building	$0	$0	$774,881	$27,100	$0	$5,333	$210,517	$478,876	$1,115,619	$471,023	$1,824,904	$913,940	$477,801	$1,307,582	$1,053,325	$1,276,715	$322,050	$625,272	$1,463,377	$47,695	$221,176	**$12,617,189**
Benjamin Banneker Middle School / Site	$0	$1,030	$0	$0	$5,065	$0	$1,145	$4,428	$0	$5,871	$21,637	$0	$342,183	$0	$18,378	$45,765	$1,539	$0	$0	$7,891	$0	**$454,932**
Grand Total	**$0**	**$1,030**	**$774,881**	**$27,100**	**$5,065**	**$5,333**	**$211,662**	**$483,304**	**$1,115,619**	**$476,895**	**$1,846,541**	**$913,940**	**$819,984**	**$1,307,582**	**$1,071,703**	**$1,322,481**	**$323,589**	**$625,272**	**$1,463,377**	**$55,586**	**$221,176**	**$13,072,121**

Benjamin Banneker Middle School

Benjamin Banneker Middle School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Throughout Building	9286654	Stairs, Metal, Interior, Refinish	10	4	6	250	SF	$1.50	$375							$375										$375					**$750**
B2010	Building Exterior	9286475	Exterior Walls, any painted surface, Prep & Paint	10	3	7	1100	SF	$3.00	$3,300								$3,300										$3,300				**$6,600**
B2010	Building Exterior	9286448	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	6	14	15700	SF	$1.86	$29,202															$29,202							**$29,202**
B2020	Building Exterior	9286436	Glazing, any type by SF, Replace	30	15	15	5600	SF	$55.00	$308,000																$308,000						**$308,000**
B2050	Building Exterior	9286552	Exterior Door, Steel, Commercial, Replace	40	20	20	16	EA	$4,060.00	$64,960																					$64,960	**$64,960**
B3010	Roof	9286456	Roofing, Built-Up, Replace	25	15	10	86800	SF	$14.00	$1,215,200											$1,215,200											**$1,215,200**
B3060	Roof	9286476	Roof Hatch, Metal, Replace	30	11	19	1	EA	$1,300.00	$1,300																				$1,300		**$1,300**
C1030	Throughout Building	9286492	Interior Door, Wood, Solid-Core, Replace	40	25	15	140	EA	$700.00	$98,000																$98,000						**$98,000**
C1030	Throughout Building	9286483	Interior Door, Steel, Standard, Replace	40	20	20	12	EA	$600.00	$7,200																					$7,200	**$7,200**
C1070	Throughout Building	9286489	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	89100	SF	$3.50	$311,850																$311,850						**$311,850**
C1090	Restrooms	9286494	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	6	EA	$750.00	$4,500												$4,500										**$4,500**
C1090	Locker Rooms	9286502	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	200	LF	$500.00	$100,000														$100,000								**$100,000**
C2010	Gymnasium	9286435	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	4	11	23800	SF	$16.80	$399,840												$399,840										**$399,840**
C2010	Throughout Building	9286482	Wall Finishes, any surface, Prep & Paint	10	3	7	178200	SF	$1.50	$267,300								$267,300										$267,300				**$534,600**
C2030	Throughout Building	9286444	Flooring, Vinyl Tile (VCT), Replace	15	6	9	71300	SF	$5.00	$356,500										$356,500												**$356,500**
C2030	Throughout Building	9286466	Flooring, Carpet, Commercial Standard, Replace	10	3	7	5900	SF	$7.50	$44,250								$44,250										$44,250				**$88,500**
C2030	Gymnasium	9286559	Flooring, Wood, Sports, Refinish	10	3	7	5900	SF	$5.00	$29,500								$29,500										$29,500				**$59,000**
C2050	Throughout Building	9286441	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	17800	SF	$2.00	$35,600							$35,600										$35,600					**$71,200**
C2050	Gymnasium	9286516	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	3	7	11900	SF	$2.50	$29,750								$29,750										$29,750				**$59,500**
D1010	Elevator room	9286474	Elevator Controls, Automatic, 1 Car, Replace	20	12	8	1	EA	$5,000.00	$5,000									$5,000													**$5,000**
D1010	Elevator room	9286511	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	19	11	1	EA	$55,000.00	$55,000												$55,000										**$55,000**
D1010	Elevator room	9286471	Elevator Cab Finishes, Standard, Replace	15	3	12	1	EA	$9,000.00	$9,000													$9,000									**$9,000**
D2010	Boiler Room	9286540	Water Heater, Gas, Commercial (200 MBH), Replace	20	18	2	1	EA	$16,600.00	$16,600					$16,600																	**$16,600**
D2010	Boiler Room	9286490	Pump, Circulation, Domestic Water, Replace	15	9	6	1	EA	$3,300.00	$3,300							$3,300															**$3,300**
D2010	Boiler Room	9286443	Water Softener, Domestic Water, 300k Grains & 80 GPM, Replace	25	15	10	1	EA	$10,700.00	$10,700											$10,700											**$10,700**
D2010	Boiler Room	9286457	Water Heater, Gas, Commercial (200 MBH), Replace	20	1	19	1	EA	$16,600.00	$16,600																				$16,600		**$16,600**
D2010	Hallways & Common Areas	9286458	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	6	EA	$1,500.00	$9,000											$9,000											**$9,000**
D2010	Classrooms General	9286567	Emergency Plumbing Fixtures, Eye Wash, Replace	20	8	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D2010	Restrooms	9286530	Urinal, Standard, Replace	30	12	18	6	EA	$1,100.00	$6,600																			$6,600			**$6,600**
D2010	Restrooms	9286558	Toilet, Commercial Water Closet, Replace	30	12	18	26	EA	$1,300.00	$33,800																			$33,800			**$33,800**
D2010	Throughout Building	9286542	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	4	EA	$1,200.00	$4,800																			$4,800			**$4,800**
D2010	Utility Rooms/Areas	9286533	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	5	EA	$800.00	$4,000																					$4,000	**$4,000**
D2010	Restrooms	9286470	Sink/Lavatory, Wall-Hung, Replace	30	10	20	21	EA	$1,700.00	$35,700																					$35,700	**$35,700**
D2030	Boiler Room	9286535	Pump, Sump, Replace	15	8	7	1	EA	$4,270.00	$4,270								$4,270														**$4,270**
D2060	Boiler Room	9286546	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$10,600.00	$10,600					$10,600																	**$10,600**
D3020	Boiler Room	9286498	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800					$50,800																	**$50,800**
D3020	Boiler Room	9286507	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800					$50,800																	**$50,800**
D3020	Boiler Room	9286467	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800					$50,800																	**$50,800**
D3020	Boiler Room	9286500	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$50,800.00	$50,800					$50,800																	**$50,800**
D3030	Boiler Room	9286508	Chiller, Water-Cooled, Replace	25	23	2	1	EA	$500,000.00	$500,000					$500,000																	**$500,000**
D3030	Site General	9286659	Cooling Tower, (Typical) Open Circuit, Replace	25	13	12	1	EA	$46,700.00	$46,700													$46,700									**$46,700**
D3030	Roof	9286529	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	Throughout Building	9286459	Fan Coil Cassette, 3 to 4 TON, Replace	15	9	6	1	EA	$4,830.00	$4,830							$4,830															**$4,830**
D3030	Elevator Shafts/Utility	9286484	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$3,000.00	$3,000								$3,000														**$3,000**
D3050	Boiler Room	9286460	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**
D3050	Boiler Room	9286462	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**

Replacement Reserves Report

5/15/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	Boiler Room	9286543	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$7,600							$7,600															**$7,600**
D3050	Boiler Room	9286509	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Boiler Room	9286568	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Boiler Room	9286433	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Roof	9286541	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	9286551	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
D3050	Roof	9286545	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$20,000.00	$20,000							$20,000															**$20,000**
D3050	Roof	9286557	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$30,000.00	$30,000							$30,000															**$30,000**
D3050	Roof	9286430	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
D3050	Main Building	9286538	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	45	EA	$2,530.00	$113,850												$113,850										**$113,850**
D3050	Storage room	9286429	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	$3,600.00	$3,600												$3,600										**$3,600**
D3050	Storage room	9286493	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	$3,600.00	$3,600												$3,600										**$3,600**
D3050	Roof	9286561	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3050	Roof	9286463	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3050	Roof	9286491	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	14	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3050	Throughout Building	9286528	Fan Coil Unit, Hydronic Terminal, Replace	20	8	12	6	EA	$1,670.00	$10,020													$10,020									**$10,020**
D3050	Throughout Building	9286524	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	12	18	118800	SF	$6.00	$712,800																			$712,800			**$712,800**
D3060	Roof	9286550	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	8	EA	$1,200.00	$9,600											$9,600											**$9,600**
D3060	Roof	9286437	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	5	EA	$2,400.00	$12,000												$12,000										**$12,000**
D3060	Roof	9286566	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	7	13	1	EA	$2,400.00	$2,400														$2,400								**$2,400**
D4010	Throughout Building	9286503	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	9	16	118800	SF	$1.07	$127,116																	$127,116					**$127,116**
D5010	Site General	9286661	Generator, Gas or Gasoline, Replace	25	12	13	1	EA	$66,000.00	$66,000														$66,000								**$66,000**
D5010	Boiler Room	9286537	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$12,000.00	$12,000																$12,000						**$12,000**
D5010	Boiler Room	9286521	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$12,000.00	$12,000																$12,000						**$12,000**
D5020	Boiler Room	9286499	Secondary Transformer, Dry, Stepdown, Replace	30	22	8	1	EA	$16,000.00	$16,000									$16,000													**$16,000**
D5020	Electrical Room	9286477	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$30,000.00	$30,000														$30,000								**$30,000**
D5020	Boiler Room	9286438	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																			$7,600			**$7,600**
D5020	Storage room	9286532	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	$6,000.00	$6,000																					$6,000	**$6,000**
D5030	Mechanical Room	9286447	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	13	7	1	EA	$5,300.00	$5,300								$5,300														**$5,300**
D5030	Mechanical Room	9286431	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9286504	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$5,300											$5,300											**$5,300**
D5030	Boiler Room	9286454	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$5,300.00	$5,300													$5,300									**$5,300**
D5040	Throughout Building	9286453	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	2	8	118800	SF	$0.65	$77,220									$77,220										$77,220			**$154,440**
D5040	Building Exterior	9286445	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	6	EA	$400.00	$2,400											$2,400											**$2,400**
D5040	Throughout Building	9286497	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	7	13	118800	SF	$5.00	$594,000														$594,000								**$594,000**
D5040	Gymnasium	9286432	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	4	16	8	EA	$1,700.00	$13,600																	$13,600					**$13,600**
D6060	Throughout Building	9286534	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	6	14	118800	SF	$1.65	$196,020															$196,020							**$196,020**
D7030	Throughout Building	9286468	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	3	12	118800	SF	$2.00	$237,600													$237,600									**$237,600**
D7050	Boiler Room	9286452	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D7050	Throughout Building	9286440	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	6	14	118800	SF	$3.00	$356,400															$356,400							**$356,400**
E1030	Commercial Kitchen	9286428	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Commercial Kitchen	9286481	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Commercial Kitchen	9286485	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	9	6	1	EA	$1,700.00	$1,700							$1,700															**$1,700**
E1030	Commercial Kitchen	9286553	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Commercial Kitchen	9286527	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Roof	9286469	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Commercial Kitchen	9286478	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Roof	9286520	Foodservice Equipment, Exhaust Hood, 1 to 2 LF, Replace	15	8	7	1	EA	$2,700.00	$2,700								$2,700														**$2,700**
E1030	Commercial Kitchen	9286434	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	$8,280.00	$8,280									$8,280										$8,280			**$16,560**
E1030	Commercial Kitchen	9286523	Foodservice Equipment, Convection Oven, Double, Replace	10	2	8	1	EA	$8,280.00	$8,280									$8,280										$8,280			**$16,560**
E1030	Commercial Kitchen	9286488	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Commercial Kitchen	9286501	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Commercial Kitchen	9286506	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$4,500										$4,500												**$4,500**
E1030	Commercial Kitchen	9286472	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700											$4,700											**$4,700**
E1030	Commercial Kitchen	9286505	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	$5,700.00	$5,700											$5,700											**$5,700**
E1030	Commercial Kitchen	9286560	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**

Replacement Reserves Report

5/15/2025

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
E1030	Commercial Kitchen	9286555	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	4	11	1	EA	$4,700.00	$4,700												$4,700											**$4,700**
E1030	Commercial Kitchen	9286487	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	4	11	1	EA	$1,700.00	$1,700												$1,700											**$1,700**
E1030	Commercial Kitchen	9286486	Foodservice Equipment, Walk-In, Freezer, Replace	20	8	12	1	EA	$25,000.00	$25,000													$25,000										**$25,000**
E1030	Commercial Kitchen	9286556	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	7	13	4	LF	$1,000.00	$4,000														$4,000									**$4,000**
E1030	Commercial Kitchen	9286473	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	7	13	4	LF	$1,000.00	$4,000														$4,000									**$4,000**
E1030	Commercial Kitchen	9286495	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	7	13	4	LF	$1,000.00	$4,000														$4,000									**$4,000**
E1030	Commercial Kitchen	9286526	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	13	17	2	EA	$2,100.00	$4,200																			$4,200				**$4,200**
E1040	Classrooms Science	9286512	Laboratory Equipment, Sink, 1-Bowl, Replace	30	15	15	45	EA	$1,725.00	$77,625																	$77,625						**$77,625**
E1040	Throughout Building	9286539	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	2	8	2	EA	$1,500.00	$3,000									$3,000											$3,000			**$6,000**
E1060	Electrical Room	9286449	Residential Appliances, Clothes Dryer, Replace	15	7	8	1	EA	$650.00	$650									$650														**$650**
E1060	Elevator room	9286554	Residential Appliances, Washer, Replace	15	7	8	1	EA	$850.00	$850									$850														**$850**
E1060	Breakroom	9286465	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	$600.00	$600												$600											**$600**
E1060	Breakroom	9286522	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	4	11	1	EA	$600.00	$600												$600											**$600**
E1070	Stage	9286464	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	4	11	20	SF	$13.00	$260												$260											**$260**
E1070	Gymnasium	9286565	Basketball Backboard, Ceiling-Mounted, Fixed	30	17	13	4	EA	$5,000.00	$20,000														$20,000									**$20,000**
E1070	Gymnasium	9286519	Gym Scoreboard, Electronic Basic, Replace	30	11	19	1	EA	$1,700.00	$1,700																				$1,700			**$1,700**
E2010	Breakroom	9286547	Casework, Cabinetry, Standard, Replace	20	12	8	2500	LF	$300.00	$750,000									$750,000														**$750,000**
E2010	Throughout Building	9286569	Casework, Countertop, Plastic Laminate, Replace	15	5	10	1500	LF	$50.00	$75,000											$75,000												**$75,000**
E2010	Library	9286480	Library Shelving, Single-Faced, up to 90" Height, Replace	20	6	14	75	LF	$330.00	$24,750															$24,750								**$24,750**
E2010	Library	9286455	Library Shelving, Double-Faced, up to 90" Height, Replace	20	4	16	50	LF	$480.00	$24,000																		$24,000					**$24,000**
E2010	Gymnasium	9286442	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	6	14	300	EA	$300.00	$90,000															$90,000								**$90,000**
Totals, Unescalated											**$0**	**$0**	**$730,400**	**$24,800**	**$0**	**$4,600**	**$176,305**	**$389,370**	**$880,680**	**$361,000**	**$1,357,900**	**$660,250**	**$335,120**	**$890,400**	**$696,372**	**$819,475**	**$200,691**	**$378,300**	**$859,580**	**$27,200**	**$122,460**	**$8,914,903**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$774,881**	**$27,100**	**$0**	**$5,333**	**$210,517**	**$478,876**	**$1,115,619**	**$471,023**	**$1,824,904**	**$913,940**	**$477,801**	**$1,307,582**	**$1,053,325**	**$1,276,715**	**$322,050**	**$625,272**	**$1,463,377**	**$47,695**	**$221,176**	**$12,617,189**

Benjamin Banneker Middle School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	Portables	9286653	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
D3030	Portables	9286647	Heat Pump, Packaged & Wall-Mounted, Replace	20	10	10	1	EA	$6,300.00	$6,300											$6,300											**$6,300**
F1020	Site General	9286658	Covered Walkway, Metal-Framed, Light/Medium Gauge, Prep & Paint	10	4	6	350	SF	$2.74	$959							$959										$959						**$1,918**
F1020	Site General	9304416	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	23	12	1200	SF	$200.00	$240,000													$240,000										**$240,000**
G2020	Site General	9286446	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	10000	SF	$0.45	$4,500					$4,500					$4,500					$4,500					$4,500			**$18,000**
G2020	Site General	9286656	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	1000	SF	$3.50	$3,500											$3,500												**$3,500**
G2030	Throughout Building	9286564	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	0	48	* 0	1	EA	$1,000.00	$1,000		$1,000																					**$1,000**
G2050	Site General	9286651	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	6	EA	$4,750.00	$28,500																$28,500							**$28,500**
G2050	Site General	9286648	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	250	SF	$3.50	$875																$875							**$875**
G2060	Site General	9286650	Park Bench, Wood/Composite/Fiberglass, Replace	20	13	7	6	EA	$600.00	$3,600								$3,600															**$3,600**
G2060	Site General	9286657	Picnic Table, Metal Powder-Coated, Replace	20	6	14	3	EA	$700.00	$2,100															$2,100								**$2,100**
G2060	Site General	9286655	Park Bench, Metal Powder-Coated, Replace	20	6	14	6	EA	$700.00	$4,200															$4,200								**$4,200**
G2060	Site General	9286652	Fences & Gates, Fence, Chain Link 4', Replace	40	26	14	75	LF	$18.00	$1,350															$1,350								**$1,350**
Totals, Unescalated											**$0**	**$1,000**	**$0**	**$0**	**$4,500**	**$0**	**$959**	**$3,600**	**$0**	**$4,500**	**$16,100**	**$0**	**$240,000**	**$0**	**$12,150**	**$29,375**	**$959**	**$0**	**$0**	**$4,500**	**$0**	**$317,643**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,030**	**$0**	**$0**	**$5,065**	**$0**	**$1,145**	**$4,428**	**$0**	**$5,871**	**$21,637**	**$0**	**$342,183**	**$0**	**$18,378**	**$45,765**	**$1,539**	**$0**	**$0**	**$7,891**	**$0**	**$454,932**

* 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	9286474	D1010	**Elevator Controls**	Automatic, 1 Car		Benjamin Banneker Middle School / Main Building	Elevator room	NA	NA	NA			
2	9286511	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Benjamin Banneker Middle School / Main Building	Elevator room	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9286490	D2010	**Pump**	Circulation, Domestic Water	1 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	NA	NA			
2	9286540	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Benjamin Banneker Middle School / Main Building	Boiler Room	A. O. Smith	BTH 250A 970	MC040016023	2004		
3	9286457	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	Benjamin Banneker Middle School / Main Building	Boiler Room	A. O. Smith	SUF-100-250-NEA 300	2417138803020	2024		
4	9286443	D2010	**Water Softener**	Domestic Water, 300k Grains & 80 GPM	10 GAL	Benjamin Banneker Middle School / Main Building	Boiler Room						
5	9286535	D2030	**Pump**	Sump	3 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
6	9286546	D2060	**Air Compressor**	Tank-Style	5 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Roberts-Gordon Inc.	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9286500	D3020	**Boiler**	Gas, HVAC	2000 MBH	Benjamin Banneker Middle School / Main Building	Boiler Room	Fulton	PHW-2000	07037	1997		
2	9286467	D3020	**Boiler**	Gas, HVAC	2000 MBH	Benjamin Banneker Middle School / Main Building	Boiler Room	Fulton	PHW-2000	97038	1997		
3	9286507	D3020	**Boiler**	Gas, HVAC	2000 MBH	Benjamin Banneker Middle School / Main Building	Boiler Room	Fulton	PHW-2000	97010	1997		
4	9286498	D3020	**Boiler**	Gas, HVAC	2000 MBH	Benjamin Banneker Middle School / Main Building	Boiler Room	Fulton	PHW-2000	97035	1997		
5	9286508	D3030	**Chiller**	Water-Cooled	500 TON	Benjamin Banneker Middle School / Main Building	Boiler Room	Trane	CVHE050FA2L03UL22	L97C02212	1997		
6	9286659	D3030	**Cooling Tower**	(Typical) Open Circuit	150 TON	Benjamin Banneker Middle School / Main Building	Site General	BAC	Inaccessible	Inaccessible			
7	9286653	D3030	**Heat Pump**	Packaged & Wall-Mounted	5 TON	Benjamin Banneker Middle School / Site	Portables	Bard Manufacturing Company	T42S1DA00	391H203777136-02			
8	9286647	D3030	**Heat Pump**	Packaged & Wall-Mounted	5 TON	Benjamin Banneker Middle School / Site	Portables	Bard Manufacturing Company	T42S1DA00	391H203777118-02			
9	9286484	D3030	**Split System**	Fan Coil Unit, DX	2 TON	Benjamin Banneker Middle School / Main Building	Elevator Shafts/Utility	Daikin Industries	FAQ18PVJU	E004371			
10	9286529	D3030	**Split System Ductless**	Single Zone	2 TON	Benjamin Banneker Middle School / Main Building	Roof	Mitsubishi	No dataplate	No dataplate			
11	9286462	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	NA	CS7452-01-H40			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9286460	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
13	9286568	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
14	9286509	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
15	9286543	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	NA	CS7452-02H40			
16	9286433	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	15 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible			
17	9286493	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	400 CFM	Benjamin Banneker Middle School / Main Building	Storage room	Trane	CSAA012UACO0	K11E48195	2011		
18	9286463	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1400 CFM	Benjamin Banneker Middle School / Main Building	Roof	Trane	TSCB014U0F00000000AC00A	K11E50582	2011		
19	9286429	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	400 CFM	Benjamin Banneker Middle School / Main Building	Storage room	Trane	CSAA012UACO0	K11E49373	2011		
20	9286491	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1400 CFM	Benjamin Banneker Middle School / Main Building	Roof	Trane	Illegible	Illegible	2011		
21	9286561	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1400 CFM	Benjamin Banneker Middle School / Main Building	Roof	Trane	TSCB010U0F000000	K11E50590	2011		
22	9286528	D3050	**Fan Coil Unit**	Hydronic Terminal	400 CFM	Benjamin Banneker Middle School / Main Building	Throughout Building						6

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	9286538	D3050	**Fan Coil Unit**	Hydronic Terminal	1200 CFM	Benjamin Banneker Middle School / Main Building		NA	NA	NA			45
24	9286541	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Benjamin Banneker Middle School / Main Building	Roof	Lennox	No dataplate	No dataplate			
25	9286545	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Benjamin Banneker Middle School / Main Building	Roof	Trane	Illegible	Illegible	2011		
26	9286430	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.5 TON	Benjamin Banneker Middle School / Main Building	Roof	Trane	THC092E4R0A0AB0	112110898L	2011		
27	9286551	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8.5 TON	Benjamin Banneker Middle School / Main Building	Roof	Trane	THC102F4ROAOABUGUAN	112110826L	2011		
28	9286557	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Benjamin Banneker Middle School / Main Building	Roof	Trane	TCD181E40PAB	112111007D	2011		
29	9286550	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Benjamin Banneker Middle School / Main Building	Roof	Cook	No dataplate	No dataplate			8
30	9286437	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1000 CFM	Benjamin Banneker Middle School / Main Building	Roof	Cook	150ACRU	143SG4187			5
31	9286566	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Benjamin Banneker Middle School / Main Building	Roof	Cook	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9286661	D5010	**Generator**	Gas or Gasoline	100 KW	Benjamin Banneker Middle School / Main Building	Site General	Kohler	100REZGD	S6M326430	2013		
2	9286537	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Benjamin Banneker Middle School / Main Building	Boiler Room	Kohler	NA	NA			
3	9286521	D5010	**Automatic Transfer Switch**	ATS	200 AMP	Benjamin Banneker Middle School / Main Building	Boiler Room	Kohler	NA	NA			
4	9286548	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA	2021		
5	9286531	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA			
6	9286477	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA***			
7	9286450	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA			
8	9286438	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Boiler Room	Siemens	NA	NA			
9	9286536	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA			
10	9286518	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA			
11	9286549	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Benjamin Banneker Middle School / Main Building	Boiler Room	Siemens	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9286499	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Benjamin Banneker Middle School / Main Building	Boiler Room	Powerformer	NA	NA			
13	9286479	D5020	**Switchboard**	277/480 V	2000 AMP	Benjamin Banneker Middle School / Main Building	Boiler Room	Eaton	NA	NA			
14	9286532	D5020	**Distribution Panel**	120/208 V	400 AMP	Benjamin Banneker Middle School / Main Building	Storage room	Square D	NA	NA			
15	9286570	D5020	**Distribution Panel**	120/208 V	112.5 AMP	Benjamin Banneker Middle School / Main Building	Electrical Room 115	Eaton	NA	NA			
16	9286525	D5020	**Distribution Panel**	277/480 V	400 AMP	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA	2021		
17	9286517	D5020	**Distribution Panel**	277/480 V	400 AMP	Benjamin Banneker Middle School / Main Building	Electrical Room	Eaton	NA	NA	2021		
18	9286447	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Benjamin Banneker Middle School / Main Building	Mechanical Room	Trane	No dataplate	No dataplate			
19	9286431	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Benjamin Banneker Middle School / Main Building	Mechanical Room	Trane	No dataplate	No dataplate			
20	9286504	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Trane	NA	NA			
21	9286454	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Benjamin Banneker Middle School / Main Building	Boiler Room	Trane	NA	NA			
22	9286432	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Benjamin Banneker Middle School / Main Building	Gymnasium						8

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9286452	D7050	**Fire Alarm Panel**	Fully Addressable		Benjamin Banneker Middle School / Main Building	Boiler Room	Honeywell Fire-Lite	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9286526	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	NA	NA	Inaccessible			2
2	9286434	E1030	**Foodservice Equipment**	Convection Oven, Double		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Rational	Inaccessible	Inaccessible			
3	9286523	E1030	**Foodservice Equipment**	Convection Oven, Double		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Rational	Inaccessible	Inaccessible			
4	9286481	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Beverage-Air Corporation	No dataplate	No dataplate			
5	9286527	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Beverage-Air Corporation	No dataplate	No dataplate			
6	9286520	E1030	**Foodservice Equipment**	Exhaust Hood, 1 to 2 LF		Benjamin Banneker Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
7	9286506	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
8	9286487	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Centinentsl	No dataplate	No dataplate			
9	9286485	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Traulsen	Inaccessible	Inaccessible			
10	9286488	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Vulcan	VHFA18	521016363			
11	9286501	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Blodgett	ZEPHAIRE-200-E	012925CPT-00000000000000000002			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	9286505	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Blodgett	Inaccessible	Inaccessible			
13	9286555	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	NA	No dataplate	No dataplate			
14	9286472	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
15	9286478	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Beverage-Air Corporation	No dataplate	No dataplate*			
16	9286469	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Benjamin Banneker Middle School / Main Building	Roof	Heatcraft	BSTO30L6CF	T13G03142			
17	9286428	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Inaccessible	Illegible	Illegible			
18	9286553	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Inaccessible	Inaccessible	Inaccessible			
19	9286486	E1030	**Foodservice Equipment**	Walk-In, Freezer		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Bally	Illegible	05249			
20	9286560	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Benjamin Banneker Middle School / Main Building	Commercial Kitchen	Bally	Illegible	Illegible			
21	9286539	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Benjamin Banneker Middle School / Main Building	Throughout Building						2