



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

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



Briggs Chaney Middle School
1901 Rainbow Drive
Silver Spring, MD 20905

PREPARED BY:

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ON SITE DATE:

November 13-14, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	1901 Rainbow Drive, Silver Spring, MD 20905
Site Developed	1991 Renovated (HVAC) 2018, 2019, 2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 13-14, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Charles Barber, Building Services
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The original school was constructed in 1991 and has been upgraded and modified over the years. The main school building currently functions as a middle school and had phased HVAC renovation from 2018 to 2020.

Architectural

The two-story building generally appears structurally sound, with no visible evidence of cracking or settlement. The structure is primarily open web steel joist supporting metal deck roof structure and all supported by CMU bearing walls with brick and concrete block veneer. The main roof has a built-up membrane. The pyramid roof structure over the library has fiberglass panels. The standing seam metal roof on the north side appears in good condition. Near term lifecycle replacement of the older flat built-up roof is anticipated.

All exterior walls consist primarily of brick or concrete block veneer with CMU backup. The interior floor finishes are primarily VCT throughout the main building and are in generally fair condition. Ceramic tile in the bathrooms and quarry tile in the kitchen are not expected to require lifecycle replacement in the near term. The suspended ceiling system is estimated to have been replaced in conjunction with the HVAC ductwork replacement in 2018 - 2020. Walls are primarily painted CMU throughout the original building and it is estimated that repainting was done in 2020.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Primary heating and cooling are provided by a central system of gas boilers and chillers serving a mix of roof mounted air handling units and package units. Supplemental heating and cooling is provided by heat pumps, condensers and ductless split systems for certain rooms throughout the building. Two chillers were replaced since original construction while the others are original. The boilers, chiller and cooling tower were also replaced as part of HVAC renovations and near-term lifecycle replacement is anticipated.

Domestic hot water is provided by gas water heaters, both of which are in the main mechanical room. Water heaters appear to be relatively recent replacements and are in fair condition. The plumbing infrastructure in the original building is estimated to be from 1991, and near-term lifecycle replacement is anticipated. Also, the POC reports that sanitary drainpipe, associated with the restrooms closest to the Media Center, is obstructed and remains so despite repeat attempts to clear it. As result, the restrooms have been closed. Fixtures in the original building are estimated to be at least 20 years old and lifecycle replacement is anticipated in the near term.

The electrical service is controlled by switchgear and main distribution panels in the main electrical room on the 1st Floor. In addition, there main distribution panels, subpanels and transformers in electrical closets throughout the building. The building is also equipped with an emergency generator with automatic transfer switch. The generator appears to be original and. near term lifecycle replacement is recommended.

The building has a commercial kitchen. The equipment appears to be a mix of recently replaced units and pieces of original equipment present. Lifecyle replacement for most equipment is not anticipated in the near term but is anticipated for older units and budgeting has been included in the cost tables accordingly.

A fully addressable fire alarm system is present with the main fire alarm panel in the Lobby. The panel is estimated to be six years old and lifecycle replacement is not anticipated until mid-term. The building is also protected by an automatic fire suppression system and is estimated to be approaching the end of its estimated useful life.

Site

The asphalt parking lots are estimated to be original installations and appear in fair condition with isolated areas of cracking, and lifecycle replacement is anticipated for the near term. Pavement striping is also in fair condition, having been redone recently. Concrete pavement is in generally fair condition throughout the site and near-term lifecycle replacement is not anticipated.

The running track asphalt pavement is in good condition and appears to have been recently replaced in 2016. Site lighting is with pole-mounted LED for some fixtures and wall packs. Tennis courts and paving on the west side were replaced around 2018 and lifecycle replacement is not anticipated within the reserve term. Baseball and Football fields appear well maintained and baseball dugout structures have been recently replaced.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with the mechanical systems

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.502436.

Immediate Needs

There are no immediate needs to report.



Key Findings



Piping and Valves in Failed condition.

Piping Cast Iron, Sanitary Drainage, 4 IN
Main Building Briggs Chaney Middle School
Common area restrooms near Media Center

Uniformat Code: D2020
Recommendation: **Replace in 2026**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$88,500

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The restrooms near the Media Center have been closed due to clogged pipes. Plumbing contractors have not been able to cure the problem. New sanitary line is recommended for the restrooms. - AssetCALC ID: 10069151



Urinal in Poor condition.

Standard
Main Building Briggs Chaney Middle School
Boys Locker Rooms

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

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Several urinals are out of service - AssetCALC ID: 10068676



Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System
Main Building Briggs Chaney Middle School
Common area restrooms

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

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POC reports that sanitary drainpipe, associated with the restrooms closest to the Media Center, is obstructed and remains so despite repeat attempts to clear it. As result, the restrooms have been closed. - AssetCALC ID: 10069152



Landscaping in Failed condition.

Mature Trees, Removal or Heavy Trimming
Site Briggs Chaney Middle School Site General

Uniformat Code: G2080
Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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Mature tree growing into building structure - AssetCALC ID: 10068452



Signage in Poor condition.

Wall-Mounted, Room Identification
Main Building Briggs Chaney Middle School
Throughout Building

Uniformat Code: C1090
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,500

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Some of the interior room signage is missing, incorrect or of inconsistent design. - AssetCALC ID: 10068713



ADA Kitchenette

Sink/Counter/Maneuverability, Full
Reconfiguration
Main Building Briggs Chaney Middle School

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

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Reconfigure breakroom kitchenette for ADA accessibility. - AssetCALC ID: 10499641



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Briggs Chaney Middle School

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

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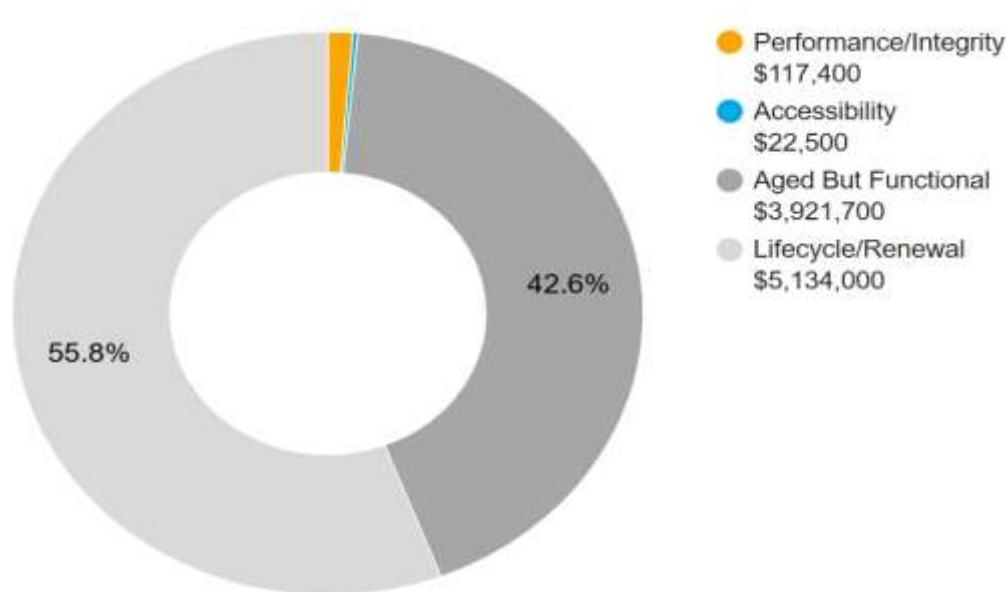
Study to make recommendations for accessibility of kitchenette - AssetCALC ID: 10499642

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$9,195,600

2. Building Information



Main Building: Systems Summary

Address	1901 Rainbow Drive, Silver Spring, MD 20905	
GPS Coordinates	39.1097202, -76.9709575	
Constructed/Renovated	1991 / 2019	
Building Area	118200 SF	
Number of Stories	2 story above grade with no below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish Secondary: Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, faux wood plank LVT, ceramic tile, quarry tile, wood strip, sealed concrete Ceilings: Painted gypsum board and ACT, exposed	Fair
Elevators	Passenger: One hydraulic car serving two floors	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chillers, and cooling tower feeding air handlers Non-Central System: Packaged units, split-system heat pumps Supplemental components: Ductless split systems, Suspended unit heaters, Make-up air unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers, and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchgear, panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	--
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	The sanitary drain from two common area bathrooms is in failed condition . POC reports that sanitary drainpipes associated with the restrooms closest to the Media Center are obstructed and remains so, despite repeat attempts to clear it. As result, the restrooms have been closed. A professional engineer or consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the sanitary drain is also included.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	

Main Building: Systems Summary

Key Spaces Not Observed

All key areas of the facility were accessible and observed.



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	\$465,900	\$101,800	\$83,000	\$650,700
Roofing	-	\$1,381,300	\$117,500	-	-	\$1,498,800
Interiors	-	\$214,900	\$365,100	\$1,099,600	\$3,568,300	\$5,247,900
Conveying	-	\$5,300	\$60,100	\$11,700	-	\$77,100
Plumbing	-	\$120,500	\$217,100	\$695,700	\$68,600	\$1,101,800
HVAC	-	\$4,800	\$19,900	\$249,100	\$1,942,200	\$2,216,000
Fire Protection	-	-	\$4,400	\$686,600	-	\$691,000
Electrical	-	\$47,200	\$8,300	\$1,155,200	\$1,051,400	\$2,262,200
Fire Alarm & Electronic Systems	-	-	-	\$694,800	\$808,900	\$1,503,600
Equipment & Furnishings	-	\$91,300	\$367,100	\$34,200	\$860,000	\$1,352,600
Site Utilities	-	-	-	-	\$700	\$700
Follow-up Studies	-	\$7,200	-	-	-	\$7,200
Accessibility	\$22,500	-	-	-	-	\$22,500
TOTALS (3% inflation)	\$22,500	\$1,872,500	\$1,625,500	\$4,728,700	\$8,383,000	\$16,632,200

3. Site Summary



Site Information		
Site Area	29.0 acres (estimated)	
Parking Spaces	200 total spaces all in open lots; 6 of which are accessible. 14 bus parking spaces	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing Sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide Pedestrian walkway and landscape accent lighting	Fair

Site Information	
Ancillary Structures	None --
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	Beyond the accessibility study recommended above, no additional studies are currently recommended for the site.
Site Areas Observed	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	-	-
Site Development	\$1,200	\$6,500	\$27,300	\$156,500	\$790,500	\$982,100
Site Pavement	-	-	\$574,100	\$75,800	\$420,900	\$1,070,700
Site Utilities	-	-	\$104,900	-	-	\$104,900
TOTALS (3% inflation)	\$1,200	\$6,500	\$706,300	\$232,300	\$1,211,400	\$2,157,700

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1999 / 2019	Unk	No
Main Building	1999 / 2019	Unk	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Briggs Chaney Middle School, 1901 Rainbow Drive, Silver Spring, MD 20905, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

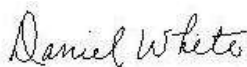
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Edmund Gabay
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Reviewed by:



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Technical Report Reviewer for,
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8. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan(s)

Appendix C: Pre-Survey Questionnaire(s)

Appendix D: Accessibility Review and Photos

Appendix E: Component Condition Report

Appendix F: Replacement Reserves

Appendix G: Equipment Inventory List

Appendix A:

Photographic Record



Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - ROOFING

Photographic Overview



7 - BUILT UP ROOFING



8 - OFFICE AREA



9 - ART CLASSROOM



10 - CAFETERIA



11 - GYMNASIUM



12 - WATER HEATER



Photographic Overview



13 - BACKFLOW PREVENTER



14 - GAS BOILERS



15 - WATER COOLED CHILLER



16 - COOLING TOWER



17 - DUCTLESS SPLIT SYSTEM



18 - SPLIT SYSTEM HEAT PUMP

Photographic Overview



19 - TYPICAL AIR HANDLER



20 - HVAC DUCTWORK



21 - ROOFTOP PACKAGED UNIT



22 - SPRINKLER SYSTEM RISERS



23 - GAS GENERATOR



24 - AUTOMATIC TRANSFER SWITCH

Photographic Overview



25 - STEP DOWN SECONDARY TRANSFORMER



26 - SWITCHGEAR



27 - DISTRIBUTION PANEL



28 - ELECTRICAL SYSTEM WIRING



29 - SECURITY/SURVEILLANCE SYSTEM



30 - FIRE ALARM PANEL

Photographic Overview



31 - ASPHALT PARKING LOTS



32 - TENNIS COURTS



33 - BASKETBALL COURT



34 - SIGNAGE



Appendix B:

Site Plan(s)



Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-141.354	Briggs Chaney Middle School	
	Source	On-Site Date	
	Google	November 13-14, 2025	

Appendix C:

Pre-Survey Questionnaire(s)



BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Briggs Chaney Middle School

Name of person completing form: Charles Barber

Title / Association w/ property: Building Service

Length of time associated w/ property: 3 years

Date Completed: 11/10/2025

Phone Number: 227.229.4471

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.

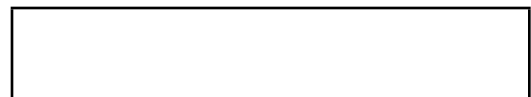
Data Overview		Response		
1	Year(s) constructed	Constructed 1991	Renovated 2019	
2	Building size in SF	115,000 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2019	HVAC upgrade
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None reported		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Bathrooms near library continually backup. Had to be closed		

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				Periodic malfunctions
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?					
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: Briggs Chaney Middle School

BV Project Number: 172559.25R000-141.354

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 ?	✗			
2	Does the required number of van-accessible designated spaces appear to be provided ?	✗			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	✗			
4	Does parking signage include the International Symbol of Accessibility ?	✗			
5	Does each accessible space have an adjacent access aisle ?	✗			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	✗			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

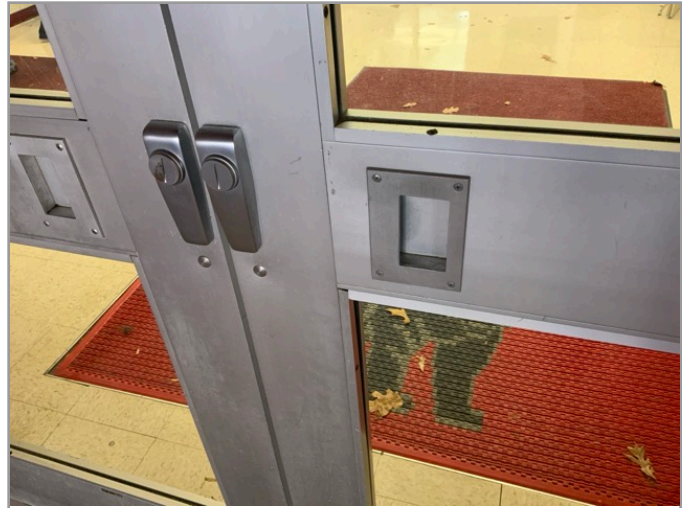
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW



SINK CLEARANCE

Question		Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	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) ?			X	
---	---	--	--	---	--

Appendix E:

Component Condition Report



Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Building footprint	Good	Foundations, Concrete or CMU Walls w/ Continuous Footings	93,161 LF	41	10362132
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls	118,200 SF	41	10362243
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	27,000 SF	17	10068547
B2020	Building Exterior	Fair	Glazing, any type by SF	7,200 SF	3	10068517
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	20	3	10068560
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	21	6	10068527
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	3	10068606
Roofing						
B3010	Roof	Fair	Roofing, Fiberglass, Rigid Steep	4,500 SF	3	10068544
B3010	Roof	Fair	Roofing, Built-Up	93,000 SF	2	10068507
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,000 SF	3	10068497
B3060	Roof	Fair	Roof Hatch, Metal	1	3	10068477
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,000 SF	3	10068542
C1030	Hallways & Common Areas	Fair	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over	34	6	10068572
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	212	6	10068583
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	15	6	10068648
C1030	Hallways & Common Areas	Good	Interior Door, Wire Mesh Metal	1	34	10068577
C1070	Classrooms General	Fair	Suspended Ceilings, Acoustical Tile (ACT)	60,100 SF	19	10068490
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	27,300 SF	19	10068529
C1090	Boys Locker Rooms	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	400 LF	16	10068488

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Girls Locker Rooms	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	400 LF	16	10068509
C1090	Boys Locker Rooms	Fair	Toilet Partitions, Plastic/Laminate	6	3	10068559
C1090	Throughout Building	Poor	Signage, Wall-Mounted, Room Identification	115,000 SF	2	10068713
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	28	15	10068496
C1090	Hallways & Common Areas	Good	Lockers, Steel-Baked Enamel, 6' Height per LF	1,000 LF	16	10068525
C1090	Girls Locker Rooms	Fair	Toilet Partitions, Plastic/Laminate	4	3	10068566
C2010	Classrooms General	Fair	Wall Finishes, any surface, Prep & Paint	154,100 SF	6	10068659
C2010	Girls Locker Rooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	6	10068506
C2010	Boys Locker Rooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	6	10068520
C2010	Music Room 11	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	800 SF	2	10068552
C2010	Gymnasium	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	2,300 SF	2	10068632
C2010	Music Room 12	Fair	Wall Finishes, Acoustical Panels, Sound-Dampening	800 SF	2	10068613
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,600 SF	6	10068609
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	57,500 SF	6	10068563
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	2,300 SF	11	10068493
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	27,300 SF	2	10068694
C2030	Boys Locker Rooms	Fair	Flooring, Ceramic Tile	300 SF	6	10068530
C2030	Multi-Purpose Room	Fair	Flooring, Wood, Strip, Refinish	4,400 SF	5	10068684
C2030	Workrooms	Fair	Flooring, Carpet, Commercial Standard	3,300 SF	6	10068599
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	54,800 SF	3	10068471
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	6,600 SF	6	10068588
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,500 SF	6	10068701
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	6	10068653
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	800 SF	16	10068681

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Boys Locker Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	6	10068538
C2030	Girls Locker Rooms	Fair	Flooring, Ceramic Tile	300 SF	6	10068581
C2030	Girls Locker Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	300 SF	6	10068669
C2050	Multi-Purpose Room	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	4,400 SF	5	10068704
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	6,600 SF	6	10068590
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,500 SF	6	10068618
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,500 SF	6	10068567
Conveying						
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2000 LB, Renovate	1	3	10068478
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	9	10068569
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car	1	2	10068473
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	32	3	10068571
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1.5 IN	1	3	10068660
D2010	Boys Locker Rooms	Fair	Shower, Valves & Heads, Single Showerhead	4	3	10068624
D2010	Mechanical Room	Good	Backflow Preventer, Domestic Water, 8 IN	1	24	10068470
D2010	Restrooms	Fair	Urinal, Standard	11	3	10068636
D2010	Classrooms Art	Fair	Sink/Lavatory, Trough Style, Solid Surface	2	2	10068712
D2010	Boys Locker Rooms	Fair	Sink/Lavatory, Wall-Hung	3	3	10068637
D2010	Boys Locker Rooms	Fair	Shower, Ceramic Tile	4	3	10068528
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 130 GAL [DWH-1]	1	11	10068541
D2010	Girls Locker Rooms	Fair	Shower, Valves & Heads, Single Showerhead	4	3	10068537
D2010	Girls Locker Rooms	Fair	Toilet, Commercial Water Closet	4	3	10068639
D2010	Boys Locker Rooms	Fair	Toilet, Commercial Water Closet	2	3	10068615

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Girls Locker Rooms	Fair	Sink/Lavatory, Wall-Hung	3	3	10068702
D2010	Girls Locker Rooms	Fair	Shower, Ceramic Tile	4	3	10068503
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water, 1.123 HP	1	9	10068508
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	115,000 SF	6	10068582
D2010	Boys Locker Rooms	Poor	Urinal, Standard	5	1	10068676
D2010	Team Rooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	12	3	10068545
D2010	Mechanical Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 130 GAL [DWH-2]	1	11	10068482
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	3	10068678
D2010	Multi-Purpose Room	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	3	10068479
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	10068635
D2010	Mechanical Room	Good	Pump, Circulation, Domestic Water, .5 HP	1	6	10068627
D2020	Common area restrooms near Media Center	Failed	Piping & Valves, Piping Cast Iron, Sanitary Drainage, 4 IN	1,000 LF	1	10069151
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground	1	3	10068652
D2060	Mechanical Room	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 15 CFM	1	3	10068707
D2060	Mechanical Room	Fair	Air Compressor, Tank-Style, 15 HP	1	2	10068630
HVAC						
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 150 GAL	1	33	10068533
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2000 MBH [B-3]	1	16	10068561
D3020	Mechanical Room	Good	Boiler Supplemental Components, Chemical Feed System	1	12	10068570
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2000 MBH [B-2]	1	16	10068502
D3020	Building Service Office	Fair	Unit Heater, Hydronic, 36 MBH	1	2	10068643
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 150 GAL	1	33	10068666
D3020	Mechanical Room	Good	Boiler Supplemental Components, Expansion Tank, 101 to 175 GAL, 150 GAL	1	33	10068689
D3020	Mechanical Room	Good	Boiler Supplemental Components, Chemical Feed System	1	12	10068661

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Good	Boiler Supplemental Components, Chemical Feed System	1	12	10068686
D3020	Mechanical Room	Good	Boiler, Gas, HVAC, 2000 MBH [B-1]	1	25	10068597
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 2000 MBH [B-4]	1	16	10068494
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON [ACCU2]	1	9	10068586
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 20 TON [ACCU-3]	1	10	10068535
D3030	Mechanical Room	Good	Chiller, Water-Cooled, 300 TON [CH-1]	1	19	10068501
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON	1	9	10068474
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON [DSS-1]	1	3	10068512
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 20 TON	1	10	10068521
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 7.5 TON	1	10	10068641
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	9	10068480
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 1.5 TON [ACCU 4]	1	10	10068550
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 25 TON [ACCU-7]	1	9	10068539
D3030	Hallways & Common Areas	Fair	Unit Ventilator, approx/nominal 2 Ton, 599 CFM	1	3	10068574
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [ACCU-8]	1	9	10068650
D3030	Roof	Good	Split System, Condensing Unit/Heat Pump, 6 to 7.5 TON, 7.5 TON [ACCU-9]	1	10	10068644
D3030	Mechanical Room	Good	Cooling Tower, (Typical) Open Circuit, 60 TON	1	18	10068568
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3.5 TON	1	9	10068486
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 1 TON	1	9	10068595
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-6]	1	19	10068682
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-1]	1	13	10068706
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-7]	1	19	10068638
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-5]	1	18	10068584
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-9]	1	15	10068608

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-8]	1	15	10068695
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 15 HP [P-3]	1	18	10068522
D3050	Roof	Good	Air Handler, Exterior AHU, 4000 CFM [AHU-2]	1	15	10068651
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 6000 CFM [MAU 1]	1	15	10068647
D3050	Roof	Good	Air Handler, Exterior AHU, 8000 CFM [AHU-1]	1	15	10068534
D3050	Mechanical Room	Fair	Supplemental Components, Air Separator, HVAC, 8 IN	1	3	10068532
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-5]	1	14	10068602
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-6]	1	13	10068598
D3050	Classrooms General	Good	Pump, Distribution, HVAC Heating Water, 15 HP [P-2]	1	19	10068711
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RTU-2]	1	15	10068484
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 4-Pipe	115,000 SF	34	10068557
D3050	Roof	Good	Air Handler, Exterior AHU, 4000 CFM [AHU-4]	1	15	10068622
D3050	Roof	Good	Air Handler, Exterior AHU, 4000 CFM [AHU-5]	1	15	10068499
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [RTU-4]	1	13	10068688
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	115,000 SF	24	10068673
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-3]	1	14	10068620
D3050	Roof	Good	Air Handler, Exterior AHU, 4000 CFM [AHU-3]	1	15	10068649
D3050	Roof	Good	Air Handler, Exterior AHU, 18000 CFM [AHU-6]	1	15	10068562
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 15 HP [P-4]	1	18	10068558
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12.5 TON [RTU 10]	1	15	10068658
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12.5 TON [RTU 11]	1	15	10068656
D3050	Mechanical Room	Good	Pump, Distribution, HVAC Heating Water, 20 HP [P-1]	1	17	10068565
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-7]	1	14	10068579
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM [EF-1]	1	14	10068576

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-31]	1	14	10068495
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2500 CFM [EF 8]	1	14	10068668
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM [EF-3]	1	14	10068607
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF 14]	1	14	10068491
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF - 25]	1	14	10068662
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [EF-30]	1	14	10068476
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM [EF-34]	1	2	10068500
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2000 CFM [EF-17]	1	14	10068515
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-13]	1	14	10068519
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 - 2000 CFM [EF-34]	1	14	10068604
D3060	Roof	Good	Exhaust Fan, Centrifugal, 24" Damper, 2500 CFM [EF-7]	1	19	10068483
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM [EF-35]	1	2	10068655
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1500 CFM [EF-28]	1	14	10068697
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-20]	1	14	10068683
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM [EF-4]	1	14	10068524
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 CFM [EF-38]	1	14	10068603
Fire Protection						
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	3	10068671
D4010		Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	115,000 SF	6	10500881
Electrical						
D5010	Mechanical Room	Fair	Automatic Transfer Switch, ATS, 70 AMP	1	2	10068670
D5010	Mechanical Room	Fair	Generator, Gas or Gasoline, 30 KW	1	2	10068685
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	3	10068631
D5020	Mechanical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	2	10068578

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Mechanical Room	Fair	Switchgear, 277/480 V, 3000 AMP	1	6	10068672
D5020	Mechanical Room	Fair	Switchgear, 277/480 V, 3000 AMP	1	6	10068498
D5020	Electrical Room near Room 19	Good	Distribution Panel, 277/480 V, 800 AMP [MDP4]	1	24	10068677
D5020	Mechanical Room	Good	Distribution Panel, 277/480 V, 800 AMP [MDP-1]	1	24	10068687
D5020	Mechanical Room	Good	Distribution Panel, 277/480 V, 800 AMP [PANEL MDP2]	1	24	10068556
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-7]	1	14	10068580
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-8]	1	14	10068614
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [VFD-3]	1	14	10068610
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-5]	1	14	10068600
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [VFD-4]	1	14	10068617
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	115,000 SF	6	10068513
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-10]	1	14	10068657
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [VFD-2]	1	14	10068611
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-11]	1	14	10068633
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [VFD-1]	1	14	10068612
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-9]	1	14	10068692
D5030	Mechanical Room	Good	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [VFD-6]	1	14	10068553
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	10	14	10068708
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	115,000 SF	14	10068623
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	115,000 SF	14	10068504
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	115,000 SF	9	10068693
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	115,000 SF	14	10068555
D7050	Lobby	Good	Fire Alarm Panel, Fully Addressable	1	9	10068485

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	115,000 SF	9	10068709
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	3	10068679
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10068518
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068594
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	3	10068696
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	3	10068699
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	3	10068575
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	3	10068531
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	2	10068645
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	2	10068564
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	10068516
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	3	10068593
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	10068526
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	3	10068472
E1030	Multi-Purpose Room	Good	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	30	17	10068628
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068625
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	3	10068691
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10068548
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10068481
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10068703
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	3	10068543
E1030	Commercial Kitchen	Good	Foodservice Equipment, Tilting Skillet	1	14	10068664
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10068680

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	5	10068646
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	3	10068505
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	3	10068642
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068667
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	10068489
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	10068591
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	2	10068487
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068551
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068654
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	4	10068523
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	9	10068511
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl	1	3	10068510
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10068710
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	9	10068475
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	3	10068492
E1040	Throughout Building	Good	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	7	10068573
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	8	3	10068592
E1040	Workrooms	Fair	Laboratory Equipment, Sink, 1-Bowl	1	3	10068621
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Fixed	6	3	10068587
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Basic	1	3	10068674
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	100 LF	14	10068585
E2010	Library	Fair	Casework, Cabinetry, Standard	12 LF	3	10068616
E2010	Classrooms General	Fair	Window Treatments, Operable Blinds, Fire-Resistant	5,400 SF	3	10068619
E2010	Team Rooms	Fair	Casework, Cabinetry, Standard	12 LF	3	10068629

Component Condition Report | Briggs Chaney Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	50 LF	2	10068640
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	150 LF	3	10068554
E2010	Music Room 11	Fair	Casework, Cabinetry, Standard	20 LF	2	10068549
E2010	Workrooms	Fair	Casework, Cabinetry, Standard	12 LF	3	10068663
E2010	Music Room 12	Fair	Casework, Cabinetry, Standard	20 LF	3	10068698
E2010	Office Areas	Good	Casework, Cabinetry, Standard	20 LF	16	10068596
E2010	Workrooms	Fair	Library Shelving, Double-Faced, up to 90" Height	20 LF	3	10068589
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat)	80	2	10068690
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	400 LF	16	10068546
E2010	Classrooms Art	Fair	Casework, Cabinetry, Standard	20 LF	2	10068705
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	100 LF	3	10068675

Sitework

G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 25 WATT	1	18	10068665
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Follow-up Studies

P2030	Common area restrooms	NA	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	10069152
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Accessibility

Y1060		NA	ADA Kitchenette, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	10499641
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Y1090		NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	10499642
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Component Condition Report | Briggs Chaney Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
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Special Construction & Demo

F1020	Site Sports Fields & Courts	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	2 SF	26	10068700
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Pedestrian Plazas & Walkways

Component Condition Report | Briggs Chaney Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	133,000 SF	3	10068462
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	133,000 SF	3	10068466
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	16,000 SF	16	10068459
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	6	18	10068461
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Basketball, Backboard w/ Pole	6	18	10068458
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	40,000 SF	8	10068454
G2050	Site Sports Fields & Courts	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	11,000 SF	18	10068448
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	18	10068445
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	11,000 SF	2	10068455
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Batting Cage	1	10	10068446
G2050	Site	Good	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	40,000 SF	16	10068456
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Player/Dugout Benches, 12' Length	10	13	10068453
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	18	10068464
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Baseball, Backstop Chain-Link	1	18	10068450
G2050	Running Track	Good	Athletic Surfaces & Courts, Track Surface, Rubber	3,400 SF	3	10068465
Sitework						
G2060	Site	Fair	Flagpole, Metal	2	3	10068467
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	2	18	10068468
G2060	Site General	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	30	14	10068447
G2060	Site General	Fair	Picnic Table, Wood/Composite/Fiberglass	2	2	10068451
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	1,600 LF	6	10068457
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	3	10068469
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 4'	1,500 LF	6	10068460
G2080	Site General	Failed	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	1	0	10068452

Component Condition Report | Briggs Chaney Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	24	3	10068463

Appendix F: Replacement Reserves



Replacement Reserves Report



3/10/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
Briggs Chaney Middle School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Briggs Chaney Middle School / Main Building	\$22,500	\$104,030	\$1,768,520	\$1,566,143	\$18,909	\$40,459	\$3,732,918	\$3,690	\$14,188	\$837,403	\$140,574	\$114,393	\$58,028	\$111,021	\$2,169,281	\$759,665	\$2,655,789	\$712,080	\$683,697	\$1,107,690	\$11,379		\$16,632,356
Briggs Chaney Middle School / Site	\$1,216	\$0	\$6,525	\$706,284	\$0	\$0	\$72,360	\$6,088	\$151,822	\$0	\$2,016	\$0	\$7,058	\$119,465	\$68,067	\$0	\$648,301	\$8,182	\$360,320	\$0	\$0		\$2,157,703
Grand Total	\$23,716	\$104,030	\$1,775,045	\$2,272,427	\$18,909	\$40,459	\$3,805,278	\$9,777	\$166,010	\$837,403	\$142,590	\$114,393	\$65,086	\$230,486	\$2,237,347	\$759,665	\$3,304,091	\$720,261	\$1,044,017	\$1,107,690	\$11,379		\$18,790,058

Briggs Chaney Middle School

Briggs Chaney 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
B2010	Building Exterior	10068547	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	3	17	27000	SF	\$1.86	\$50,220																					\$50,220	\$50,220
B2020	Building Exterior	10068517	Glazing, any type by SF, Replace	30	27	3	7200	SF	\$55.00	\$396,000				\$396,000																		\$396,000
B2050	Building Exterior	10068560	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	20	EA	\$1,300.00	\$26,000				\$26,000																		\$26,000
B2050	Building Exterior	10068527	Exterior Door, Steel, Commercial, Replace	40	34	6	21	EA	\$4,060.00	\$85,260				\$85,260																		\$85,260
B2050	Building Exterior	10068606	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	\$4,400.00	\$4,400				\$4,400																		\$4,400
B3010	Roof	10068544	Roofing, Fiberglass, Rigid Steep, Replace	20	17	3	4500	SF	\$12.50	\$56,250				\$56,250																		\$56,250
B3010	Roof	10068507	Roofing, Built-Up, Replace	25	23	2	93000	SF	\$14.00	\$1,302,000		\$1,302,000																				\$1,302,000
B3060	Roof	10068497	Roof Skylight, per SF of glazing, Replace	30	27	3	1000	SF	\$50.00	\$50,000				\$50,000																		\$50,000
B3060	Roof	10068477	Roof Hatch, Metal, Replace	30	27	3	1	EA	\$1,300.00	\$1,300				\$1,300																		\$1,300
C1010	Gymnasium	10068542	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	22	3	1000	SF	\$22.30	\$22,300				\$22,300																		\$22,300
C1030	Hallways & Common Areas	10068572	Interior Door, Steel/Wood, Fire-Rated at 90 Minutes or Over, Replace	40	34	6	34	EA	\$950.00	\$32,300				\$32,300																		\$32,300
C1030	Throughout Building	10068583	Interior Door, Wood, Solid-Core Commercial, Replace	40	34	6	212	EA	\$700.00	\$148,400				\$148,400																		\$148,400
C1030	Throughout Building	10068648	Interior Door, Steel, Standard, Replace	40	34	6	15	EA	\$600.00	\$9,000				\$9,000																		\$9,000
C1070	Classrooms General	10068490	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	60100	SF	\$3.50	\$210,350																						\$210,350
C1070	Throughout Building	10068529	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	6	19	27300	SF	\$3.50	\$95,550																						\$95,550
C1090	Boys Locker Rooms	10068559	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	6	EA	\$750.00	\$4,500				\$4,500																		\$4,500
C1090	Girls Locker Rooms	10068566	Toilet Partitions, Plastic/Laminate, Replace	20	17	3	4	EA	\$750.00	\$3,000				\$3,000																		\$3,000
C1090	Restrooms	10068496	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	28	EA	\$750.00	\$21,000															\$21,000							\$21,000
C1090	Boys Locker Rooms	10068488	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	4	16	400	LF	\$500.00	\$200,000																\$200,000						\$200,000
C1090	Girls Locker Rooms	10068509	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	4	16	400	LF	\$500.00	\$200,000																\$200,000						\$200,000
C1090	Hallways & Common Areas	10068525	Lockers, Steel-Baked Enamel, 6' Height per LF, Replace	20	4	16	1000	LF	\$500.00	\$500,000																\$500,000						\$500,000
C1090	Throughout Building	10068713	Signage, Wall-Mounted, Room Identification, Replace	30	28	2	115000	SF	\$0.10	\$11,500		\$11,500																				\$11,500
C2010	Girls Locker Rooms	10068506	Wall Finishes, Ceramic Tile, Replace	40	34	6	2300	SF	\$18.00	\$41,400				\$41,400																		\$41,400
C2010	Boys Locker Rooms	10068520	Wall Finishes, Ceramic Tile, Replace	40	34	6	2300	SF	\$18.00	\$41,400				\$41,400																		\$41,400
C2010	Restrooms	10068609	Wall Finishes, Ceramic Tile, Replace	40	34	6	4600	SF	\$18.00	\$82,800				\$82,800																		\$82,800
C2010	Gymnasium	10068493	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	4	11	2300	SF	\$16.80	\$38,640											\$38,640											\$38,640
C2010	Classrooms General	10068659	Wall Finishes, any surface, Prep & Paint	10	4	6	154100	SF	\$1.50	\$231,150				\$231,150													\$231,150					\$462,300
C2010	Throughout Building	10068563	Wall Finishes, any surface, Prep & Paint	10	4	6	57500	SF	\$1.50	\$86,250				\$86,250													\$86,250					\$172,500
C2010	Music Room 11	10068552	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	23	2	800	SF	\$14.00	\$11,200		\$11,200																				\$11,200
C2010	Gymnasium	10068632	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	23	2	2300	SF	\$14.00	\$32,200		\$32,200																				\$32,200
C2010	Music Room 12	10068613	Wall Finishes, Acoustical Panels, Sound-Dampening, Replace	25	23	2	800	SF	\$14.00	\$11,200		\$11,200																				\$11,200
C2030	Boys Locker Rooms	10068538	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	300	SF	\$1.50	\$450				\$450												\$450						\$900
C2030	Girls Locker Rooms	10068669	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	4	6	300	SF	\$1.50	\$450				\$450												\$450						\$900
C2030	Boys Locker Rooms	10068530	Flooring, Ceramic Tile, Replace	40	34	6	300	SF	\$18.00	\$5,400				\$5,400																		\$5,400
C2030	Restrooms	10068701	Flooring, Ceramic Tile, Replace	40	34	6	5500	SF	\$18.00	\$99,000				\$99,000																		\$99,000
C2030	Girls Locker Rooms	10068581	Flooring, Ceramic Tile, Replace	40	34	6	300	SF	\$18.00	\$5,400				\$5,400																		\$5,400
C2030	Commercial Kitchen	10068681	Flooring, Quarry Tile, Replace	50	34	16	800	SF	\$26.00	\$20,800																\$20,800						\$20,800
C2030	Multi-Purpose Room	10068684	Flooring, Wood, Strip, Refinish	10	5	5	4400	SF	\$4.00	\$17,600							\$17,600								\$17,600							\$35,200
C2030	Throughout Building	10068694	Flooring, Vinyl Tile (VCT), Replace	15	13	2	27300	SF	\$5.00	\$136,500		\$136,500															\$136,500					\$273,000
C2030	Classrooms General	10068471	Flooring, Vinyl Tile (VCT), Replace	15	12	3	54800	SF	\$5.00	\$274,000				\$274,000														\$274,000				\$548,000
C2030	Workrooms	10068599	Flooring, Carpet, Commercial Standard, Replace	10	4	6	3300	SF	\$7.50	\$24,750				\$24,750												\$24,750						\$49,500
C2030	Library	10068653	Flooring, Carpet, Commercial Standard, Replace	10	4	6	5500	SF	\$7.50	\$41,250				\$41,250												\$41,250						\$82,500
C2030	Gymnasium	10068588	Flooring, Wood, Sports, Refinish	10																												

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D6060	Throughout Building	10068504	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	6	14	115000	SF	\$1.65	\$189,750															\$189,750						\$189,750	
D7030	Throughout Building	10068693	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	115000	SF	\$2.00	\$230,000										\$230,000											\$230,000	
D7050	Lobby	10068485	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	\$15,000.00	\$15,000										\$15,000											\$15,000	
D7050	Throughout Building	10068555	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	6	14	115000	SF	\$3.00	\$345,000															\$345,000						\$345,000	
D8010	Throughout Building	10068709	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	6	9	115000	SF	\$2.50	\$287,500										\$287,500											\$287,500	
E1030	Commercial Kitchen	10068645	Foodservice Equipment, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$6,700.00	\$6,700			\$6,700															\$6,700			\$13,400	
E1030	Commercial Kitchen	10068564	Foodservice Equipment, Convection Oven, Single, Replace	10	8	2	1	EA	\$5,600.00	\$5,600			\$5,600									\$5,600									\$11,200	
E1030	Commercial Kitchen	10068516	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	\$5,700.00	\$5,700			\$5,700														\$5,700				\$11,400	
E1030	Commercial Kitchen	10068489	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700														\$1,700				\$3,400	
E1030	Commercial Kitchen	10068591	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700														\$1,700				\$3,400	
E1030	Commercial Kitchen	10068487	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	13	2	1	EA	\$1,700.00	\$1,700			\$1,700														\$1,700				\$3,400	
E1030	Commercial Kitchen	10068679	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	\$15,000.00	\$15,000				\$15,000																	\$15,000	
E1030	Commercial Kitchen	10068594	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068696	Foodservice Equipment, Sink, 3-Bowl, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
E1030	Commercial Kitchen	10068699	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	12	3	1	EA	\$4,700.00	\$4,700				\$4,700														\$4,700				\$9,400
E1030	Commercial Kitchen	10068575	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	\$25,000.00	\$25,000				\$25,000																		\$25,000
E1030	Commercial Kitchen	10068531	Foodservice Equipment, Sink, 1-Bowl, Replace	30	27	3	1	EA	\$1,600.00	\$1,600				\$1,600																		\$1,600
E1030	Commercial Kitchen	10068593	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	1	EA	\$5,600.00	\$5,600				\$5,600										\$5,600								\$11,200
E1030	Commercial Kitchen	10068472	Foodservice Equipment, Sink, 2-Bowl, Replace	30	27	3	1	EA	\$2,100.00	\$2,100				\$2,100																		\$2,100
E1030	Commercial Kitchen	10068625	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068691	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	12	3	1	EA	\$7,300.00	\$7,300				\$7,300														\$7,300				\$14,600
E1030	Commercial Kitchen	10068548	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Commercial Kitchen	10068703	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700														\$1,700				\$3,400
E1030	Commercial Kitchen	10068543	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	12	3	1	EA	\$4,500.00	\$4,500				\$4,500														\$4,500				\$9,000
E1030	Commercial Kitchen	10068505	Foodservice Equipment, Sink, 3-Bowl, Replace	30	27	3	1	EA	\$2,500.00	\$2,500				\$2,500																		\$2,500
E1030	Commercial Kitchen	10068642	Foodservice Equipment, Sink, 1-Bowl, Replace	30	27	3	1	EA	\$1,600.00	\$1,600				\$1,600																		\$1,600
E1030	Commercial Kitchen	10068667	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068551	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068654	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068510	Foodservice Equipment, Sink, 1-Bowl, Replace	30	27	3	1	EA	\$1,600.00	\$1,600				\$1,600																		\$1,600
E1030	Commercial Kitchen	10068492	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	12	3	1	EA	\$5,700.00	\$5,700				\$5,700														\$5,700				\$11,400
E1030	Commercial Kitchen	10068518	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600										\$5,600							\$11,200
E1030	Commercial Kitchen	10068481	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600											\$5,600						\$11,200
E1030	Commercial Kitchen	10068523	Foodservice Equipment, Convection Oven, Single, Replace	10	6	4	1	EA	\$5,600.00	\$5,600					\$5,600											\$5,600						\$11,200
E1030	Roof	10068646	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	10	5	1	EA	\$6,300.00	\$6,300						\$6,300													\$6,300			\$12,600
E1030	Commercial Kitchen	10068680	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$5,600.00	\$5,600										\$5,600								\$5,600				\$11,200
E1030	Commercial Kitchen	10068710	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	\$5,600.00	\$5,600										\$5,600								\$5,600				\$11,200
E1030	Commercial Kitchen	10068526	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	\$4,500.00	\$4,500										\$4,500												\$4,500
E1030	Roof	10068511	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	6	9	1	EA	\$6,300.00	\$6,300										\$6,300												\$6,300
E1030	Commercial Kitchen	10068475	Foodservice Equipment, Range, 2-Burner, Replace	15	6	9	1	EA	\$1,700.00	\$1,700										\$1,700												\$1,700
E1030	Commercial Kitchen	10068664	Foodservice Equipment, Tilling Skillet, Replace	20	6	14	1	EA	\$24,500.00	\$24,500															\$24,500							\$24,500
E1030	Multi-Purpose Room	10068628	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF, Replace	20	3	17	30	EA	\$7,000.00	\$210,000																		\$210,000				\$210,000
E1040	Classrooms Science	10068592	Laboratory Equipment, Sink, 1-Bowl, Replace	30	27	3	8	EA	\$1,725.00	\$13,800				\$13,800																		\$13,800
E1040	Workrooms	10068621	Laboratory Equipment, Sink, 1-Bowl, Replace	30	27	3	1	EA	\$1,725.00	\$1,725				\$1,725																		\$1,725
E1040	Throughout Building	10068573	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	2	EA	\$1,500.00	\$3,000																	\$3,000				\$6,000	
E1070	Gymnasium	10068587	Basketball Backboard, Ceiling-Mounted, Fixed	30	27	3	6	EA	\$5,000.00	\$30,000				\$30,000																		\$30,000
E1070	Gymnasium	10068674	Gym Scoreboard, Electronic Basic, Replace	30	27	3	1	EA	\$1,700.00	\$1,700				\$1,700																		\$1,700
E2010	Classrooms General	10068619	Window Treatments, Operable Blinds, Fire-Resistant	20	17	3	5400	SF	\$5.42	\$29,268				\$29,268																		\$29,268
E2010	Classrooms Art	10068640	Casework, Cabinetry, Standard, Replace	20	18	2	50	LF	\$300.0																							

Replacement Reserves Report



3/10/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Classrooms Science	10068585	Casework, Cabinetry, High-End or Laboratory, Replace	20	6	14	100	LF	\$500.00	\$50,000															\$50,000						\$50,000	
E2010	Office Areas	10068596	Casework, Cabinetry, Standard, Replace	20	4	16	20	LF	\$300.00	\$6,000																	\$6,000				\$6,000	
E2010	Classrooms General	10068546	Casework, Cabinetry, Standard, Replace	20	4	16	400	LF	\$300.00	\$120,000																\$120,000					\$120,000	
E2010	Gymnasium	10068690	Bleachers, Telescoping Power-Operated, up to 15 Tier (per Seat), Replace	20	18	2	80	EA	\$450.00	\$36,000			\$36,000																		\$36,000	
G4050	Building Exterior	10068665	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	2	18	1	EA	\$400.00	\$400																	\$400				\$400	
P2030	Common area restrooms	10069152	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	0	0	* 0	1	EA	\$7,000.00	\$7,000		\$7,000																			\$7,000	
Y1060	Main Building	10499641	ADA Kitchenette, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																				\$15,000	
Y1090	Main Building	10499642	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																				\$7,500	
Totals, Unescalated											\$22,500	\$101,000	\$1,667,000	\$1,433,243	\$16,800	\$34,900	\$3,126,260	\$3,000	\$11,200	\$641,800	\$104,600	\$82,640	\$40,700	\$75,600	\$1,434,150	\$487,600	\$1,655,000	\$430,820	\$401,600	\$631,700	\$6,300	\$12,408,413
Totals, Escalated (3.0% inflation, compounded annually)											\$22,500	\$104,030	\$1,768,520	\$1,566,143	\$18,909	\$40,459	\$3,732,918	\$3,690	\$14,188	\$837,403	\$140,574	\$114,393	\$58,028	\$111,021	\$2,169,281	\$759,665	\$2,655,789	\$712,080	\$683,697	\$1,107,690	\$11,379	\$16,632,356

Briggs Chaney 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
G2020	Site Parking Areas	10068462	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	22	3	133000	SF	\$3.50	\$465,500				\$465,500																		\$465,500
G2020	Site Parking Areas	10068466	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	133000	SF	\$0.45	\$59,850				\$59,850				\$59,850										\$59,850				\$239,400
G2030	Site Parking Areas	10068459	Sidewalk, Concrete, Large Areas, Replace	50	34	16	16000	SF	\$9.00	\$144,000																\$144,000					\$144,000	
G2050	Site Sports Fields & Courts	10068455	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	11000	SF	\$0.45	\$4,950			\$4,950					\$4,950										\$4,950			\$19,800	
G2050	Running Track	10068465	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	7	3	3400	SF	\$5.00	\$17,000				\$17,000																	\$34,000	
G2050	Site Sports Fields & Courts	10068454	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	2	8	40000	SF	\$1.50	\$60,000								\$60,000													\$60,000	
G2050	Site Sports Fields & Courts	10068446	Sports Apparatus, Baseball, Batting Cage, Replace	15	5	10	1	EA	\$1,500.00	\$1,500										\$1,500											\$1,500	
G2050	Site Sports Fields & Courts	10068453	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	2	13	10	EA	\$450.00	\$4,500																	\$4,500				\$4,500	
G2050	Site	10068456	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	9	16	40000	SF	\$6.50	\$260,000																\$260,000					\$260,000	
G2050	Site Sports Fields & Courts	10068461	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	2	18	6	EA	\$1,400.00	\$8,400																		\$8,400			\$8,400	
G2050	Site Sports Fields & Courts	10068458	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	7	18	6	EA	\$4,750.00	\$28,500																		\$28,500			\$28,500	
G2050	Site Sports Fields & Courts	10068448	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	7	18	11000	SF	\$3.50	\$38,500																		\$38,500			\$38,500	
G2050	Site Sports Fields & Courts	10068445	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	2	18	1	EA	\$5,000.00	\$5,000																		\$5,000			\$5,000	
G2050	Site Sports Fields & Courts	10068464	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	2	18	1	EA	\$5,000.00	\$5,000																		\$5,000			\$5,000	
G2050	Site Sports Fields & Courts	10068450	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	2	18	1	EA	\$5,000.00	\$5,000																		\$5,000			\$5,000	
G2060	Site General	10068451	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	2	EA	\$600.00	\$1,200			\$1,200																		\$1,200	
G2060	Site General	10068457	Fences & Gates, Fence, Chain Link 6', Replace	40	34	6	1600	LF	\$21.00	\$33,600							\$33,600														\$33,600	
G2060	Site General	10068460	Fences & Gates, Fence, Chain Link 4', Replace	40	34	6	1500	LF	\$18.00	\$27,000							\$27,000														\$27,000	
G2060	Site	10068468	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	2	EA	\$700.00	\$1,400																	\$1,400				\$1,400	
G2060	Site	10068467	Flagpole, Metal, Replace	30	27	3	2	EA	\$2,500.00	\$5,000				\$5,000																	\$5,000	
G2060	Site General	10068469	Signage, Property, Monument, Replace/Install	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																	\$3,000	
G2060	Site General	10068447	Signage, Property, Building or Pole-Mounted, Replace/Install	20	6	14	30	EA	\$1,500.00	\$45,000														\$45,000							\$45,000	
G2080	Site General	10068452	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	0	0	1	EA	\$1,216.00	\$1,216	\$1,216																				\$1,216	
G4050	Site Parking Areas	10068463	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	17	3	24	EA	\$4,000.00	\$96,000				\$96,000																	\$96,000	
Totals, Unescalated											\$1,216	\$0	\$6,150	\$646,350	\$0	\$0	\$60,600	\$4,950	\$119,850	\$0	\$1,500	\$0	\$4,950	\$81,350	\$45,000	\$0	\$404,000	\$4,950	\$211,650	\$0	\$0	\$1,592,516
Totals, Escalated (3.0% inflation, compounded annually)											\$1,216	\$0	\$6,525	\$706,284	\$0	\$0	\$72,360	\$6,088	\$151,822	\$0	\$2,016	\$0	\$7,058	\$119,465	\$68,067	\$0	\$648,301	\$8,182	\$360,320	\$0	\$0	\$2,157,703

* 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	10068473	D1010	Elevator Controls	Automatic, 1 Car		Briggs Chaney Middle School / Main Building	Elevator Shafts/Utility	United Technologies Otis	413212	H02679	1991		
2	10068478	D1010	Passenger Elevator	Hydraulic, 2 Floors	2000 LB	Briggs Chaney Middle School / Main Building	Elevator Shafts/Utility	United Technologies Carrier	Illegible	Illegible	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10068508	D2010	Pump	Circulation, Domestic Water	1.123 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Nidec Motor Corporation	SA55JXCTS-3994	110-387	2019		
2	10068627	D2010	Pump	Circulation, Domestic Water	.5 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	U.S. Electrical Motors	S55JXLLY-6257	112-074	2016		
3	10068541	D2010	Water Heater [DWH-1]	Gas, Commercial (400 MBH), 100 to 199 GAL	130 GAL	Briggs Chaney Middle School / Main Building	Mechanical Room	Conquest	40 L 130A-GCL		2016		
4	10068482	D2010	Water Heater [DWH-2]	Gas, Commercial (400 MBH), 100 to 199 GAL	130 GAL	Briggs Chaney Middle School / Main Building	Mechanical Room	Conquest	40 L 130A-GCL	F001447	2016		
5	10068660	D2010	Backflow Preventer	Domestic Water	1.5 IN	Briggs Chaney Middle School / Main Building	Mechanical Room	Zurn Wilkins	475 X-LARGE	4591759	1991		
6	10068470	D2010	Backflow Preventer	Domestic Water	8 IN	Briggs Chaney Middle School / Main Building	Mechanical Room	Watts	Illegible	Illegible	2019		
7	10068652	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Underground		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10068630	D2060	Air Compressor	Tank-Style	15 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Curtis	8DG5ED	NA	1991		
9	10068707	D2060	Supplemental Components	Compressed Air Dryer, Process Support	15 CFM	Briggs Chaney Middle School / Main Building	Mechanical Room	Hankison	HPR5-10	H510A1151009037	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10068597	D3020	Boiler [B-1]	Gas, HVAC	2000 MBH	Briggs Chaney Middle School / Main Building	Mechanical Room	Riello	AR 2000	FC377002382	2020		
2	10068502	D3020	Boiler [B-2]	Gas, HVAC	2000 MBH	Briggs Chaney Middle School / Main Building	Mechanical Room	Riello	AR 2000	C397002486	2011		
3	10068561	D3020	Boiler [B-3]	Gas, HVAC	2000 MBH	Briggs Chaney Middle School / Main Building	Mechanical Room	Riello	AR 2000	C397002486	2011		
4	10068494	D3020	Boiler [B-4]	Gas, HVAC	2000 MBH	Briggs Chaney Middle School / Main Building	Mechanical Room	Riello	AR 2000	FC028002991	2011		
5	10068643	D3020	Unit Heater	Hydronic	36 MBH	Briggs Chaney Middle School / Main Building	Building Service Office	No dataplate	No dataplate	No dataplate	1991		
6	10068570	D3020	Boiler Supplemental Components	Chemical Feed System		Briggs Chaney Middle School / Main Building	Mechanical Room	Chem tech	XP0S0LAHX	1183035	2022		
7	10068661	D3020	Boiler Supplemental Components	Chemical Feed System		Briggs Chaney Middle School / Main Building	Mechanical Room	Chem Tech	XPO30LAHX	1164155	2022		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10068686	D3020	Boiler Supplemental Components	Chemical Feed System		Briggs Chaney Middle School / Main Building	Mechanical Room	Chem Tech	XP030LAHX	1164156	2022		
9	10068533	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	150 GAL	Briggs Chaney Middle School / Main Building	Mechanical Room	Taco	CA8DG-125	Inaccessible	2018		
10	10068666	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	150 GAL	Briggs Chaney Middle School / Main Building	Mechanical Room	Taco	CA800-125	Inaccessible	2018		
11	10068689	D3020	Boiler Supplemental Components	Expansion Tank, 101 to 175 GAL	150 GAL	Briggs Chaney Middle School / Main Building	Mechanical Room	Taco	440299	CAB60-125	2018		
12	10068501	D3030	Chiller [CH-1]	Water-Cooled	300 TON	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	CVHS300GAAG0C021016601660CBCB000G0400000100AL	L18E02410	2019		
13	10068568	D3030	Cooling Tower	(Typical) Open Circuit	60 TON	Briggs Chaney Middle School / Main Building	Mechanical Room	Evapco	LPT-879	18-839 089	2018		
14	10068521	D3030	Split System	Condensing Unit/Heat Pump	20 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	TTA24044DAB01AR0000000000000000	20111912TA	2020		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10068644	D3030	Split System [ACCU-9]	Condensing Unit/Heat Pump, 6 to 7.5 TON	7.5 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	TTA09044DAB01AR00000000000000000000000000000000	20122159YA	2020		
23	10068480	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Briggs Chaney Middle School / Main Building	Roof	Mitsubishi Electric	9A45YOMI	Illegible	2019		
24	10068595	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Briggs Chaney Middle School / Main Building	Roof	Fujitsu	No dataplate	No dataplate	2019		
25	10068474	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Briggs Chaney Middle School / Main Building	Roof	Mitsubishi Electric	PUY-A18NKA7	8ZU09289A	2019		
26	10068512	D3030	Split System Ductless [DSS-1]	Single Zone	1 TON	Briggs Chaney Middle School / Main Building	Roof	Mitsubishi Electric	PUZ-A12NKA7	99U09237D	2009		
27	10068574	D3030	Unit Ventilator	approx/nominal 2 Ton	599 CFM	Briggs Chaney Middle School / Main Building	Hallways & Common Areas				1991		
28	10068565	D3050	Pump [P-1]	Distribution, HVAC Heating Water	20 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM2334T-G	Z1712180336	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10068711	D3050	Pump [P-2]	Distribution, HVAC Heating Water	15 HP	Briggs Chaney Middle School / Main Building	Classrooms General	Baldor Reliance	EM2334T-G	Z1712180281	2019		
30	10068522	D3050	Pump [P-3]	Distribution, HVAC Heating Water	15 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM2333T-G	Z1802130501	2018		
31	10068558	D3050	Pump [P-4]	Distribution, HVAC Heating Water	15 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM2333T-G	Z1801030076	2018		
32	10068584	D3050	Pump [P-5]	Distribution, HVAC Chilled or Condenser Water	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM3714T-G	F1801255431	2018		
33	10068682	D3050	Pump [P-6]	Distribution, HVAC Chilled or Condenser Water	15 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM2333T-G	Z1804250896	2019		
34	10068638	D3050	Pump [P-7]	Distribution, HVAC Chilled or Condenser Water	15 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Baldor Reliance	EM2333T-G	Z1804250891	2019		
35	10068534	D3050	Air Handler [AHU-1]	Exterior AHU	8000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA004UBL00	K20C10417	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10068651	D3050	Air Handler [AHU-2]	Exterior AHU	4000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA012UBL00	K20C10374	2020		
37	10068649	D3050	Air Handler [AHU-3]	Exterior AHU	4000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA012UBL00	K20C10385	2020		
38	10068622	D3050	Air Handler [AHU-4]	Exterior AHU	4000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA004UBL00	K20C10429	2020		
39	10068499	D3050	Air Handler [AHU-5]	Exterior AHU	4000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA040UBL00	K20C10396	2020		
40	10068562	D3050	Air Handler [AHU-6]	Exterior AHU	18000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA012UBL00	K20C10408	2020		
41	10068647	D3050	Make-Up Air Unit [MAU 1]	MUA or MAU	6000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	CSAA010UBL00	H20C18967	2020		
42	10068658	D3050	Packaged Unit [RTU 10]	RTU, Pad or Roof-Mounted	12.5 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THD150G4R0B1006C1A1B60000010000000000000	201610545D	2020		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10068656	D3050	Packaged Unit [RTU 11]	RTU, Pad or Roof-Mounted	12.5 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THD150G4R0B1006C1A1B60000010000000000000	201610544D	2020		
44	10068706	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	6 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THC074F4RQA AFARQA IGCODUAT	181513512L	2018		
45	10068484	D3050	Packaged Unit [RTU-2]	RTU, Pad or Roof-Mounted	20 TON	Briggs Chaney Middle School / Main Building	Roof	Trane			2020		
46	10068620	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	6 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THC074F4ROA0J00C1A1B000000100D0000000000	191814458L	2019		
47	10068688	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	20 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THD240G4R0B0FDAE0A1B6B000000000000000000	181610511D	2018		
48	10068602	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	15 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THC07AEAROA.00 1A1800000010000000000000	191814476L	2019		
49	10068598	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	6 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THC074F4ROA0GCODOA1B6000000000000000000	181513664L	2018		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10068579	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	15 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THD180G4R0B0S00C1A1B6B0C0010000000000000	192210600D	2019		
51	10068695	D3050	Packaged Unit [RTU-8]	RTU, Pad or Roof-Mounted	6 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	THC074F4ROAOJ06C1 A1B600000100D0000000000	201711697L	2020		
52	10068608	D3050	Packaged Unit [RTU-9]	RTU, Pad or Roof-Mounted	6 TON	Briggs Chaney Middle School / Main Building	Roof	Trane	TH CO7 4FARAOJ06C1A18600000100D00000000000	201711709L	2020		
53	10068662	D3060	Exhaust Fan [EF - 25]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	6-095-D-X	15852124 16E	2019		
54	10068491	D3060	Exhaust Fan [EF 14]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	CUBE-160-7-X	1642SS34	2019		
55	10068668	D3060	Exhaust Fan [EF 8]	Roof or Wall-Mounted, 24" Damper	2500 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	G-1183-6-X	16425576	2019		
56	10068576	D3060	Exhaust Fan [EF-1]	Roof or Wall-Mounted, 24" Damper	2500 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	770-4-X	Illegible	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10068519	D3060	Exhaust Fan [EF-13]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	CUBE-300-50-S	642SS82	2019		
58	10068515	D3060	Exhaust Fan [EF-17]	Roof or Wall-Mounted, 24" Damper	2000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	6-113-B-X		2019		
59	10068683	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Briggs Chaney Middle School / Main Building	Roof	Trane	6-103-A-X	16425588 20E	2019		
60	10068697	D3060	Exhaust Fan [EF-28]	Roof or Wall-Mounted, 16" Damper	1500 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	6-095-D-Y	15852130 19E	2019		
61	10068607	D3060	Exhaust Fan [EF-3]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	Illegible	Illegible	2019		
62	10068476	D3060	Exhaust Fan [EF-30]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	E-655-B-1	Illegible	2019		
63	10068495	D3060	Exhaust Fan [EF-31]	Roof or Wall-Mounted, 12" Damper	750 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	6-095-D-X	15950141 196	2019		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	10068500	D3060	Exhaust Fan [EF-34]	Roof or Wall-Mounted, 12" Damper	800 CFM	Briggs Chaney Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible	1991		
65	10068604	D3060	Exhaust Fan [EF-34]	Roof or Wall-Mounted, 16" Damper	1001 - 2000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	68- 141-1-3	20652136 19E	2019		
66	10068655	D3060	Exhaust Fan [EF-35]	Roof or Wall-Mounted, 12" Damper	800 CFM	Briggs Chaney Middle School / Main Building	Roof	Loren Cook Company	4L190		1991		
67	10068603	D3060	Exhaust Fan [EF-38]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	GB-141-4-X	15852133	2019		
68	10068524	D3060	Exhaust Fan [EF-4]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	68-180- 1-x	15409646. 16D	2019		
69	10068483	D3060	Exhaust Fan [EF-7]	Centrifugal, 24" Damper	2500 CFM	Briggs Chaney Middle School / Main Building	Roof	Greenheck	G-183-C-X	H16425575	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10068671	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10068685	D5010	Generator	Gas or Gasoline	30 KW	Briggs Chaney Middle School / Main Building	Mechanical Room	Onan	30EK L237345	L900362965	1991		
2	10068670	D5010	Automatic Transfer Switch	ATS	70 AMP	Briggs Chaney Middle School / Main Building	Mechanical Room	Onan	DICU 70G 32G	K900357016	1991		
3	10068631	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Briggs Chaney Middle School / Main Building	Mechanical Room	Cutler-Hammer	CX6-453-415C	75A937EAG024	1991		
4	10068578	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Briggs Chaney Middle School / Main Building	Mechanical Room	Cutler-Hammer	CX6-153-415C	No dataplate	1991		
5	10068672	D5020	Switchgear	277/480 V	3000 AMP	Briggs Chaney Middle School / Main Building	Mechanical Room	Cutler-Hammer	12201	4F2425999-B	1991		
6	10068498	D5020	Switchgear	277/480 V	3000 AMP	Briggs Chaney Middle School / Main Building	Mechanical Room	Cutler-Hammer	MP200	PF2425999-B	1991		
7	10068687	D5020	Distribution Panel [MDP-1]	277/480 V	800 AMP	Briggs Chaney Middle School / Main Building	Mechanical Room	Square D	44429234130010001	20211	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10068677	D5020	Distribution Panel [MDP4]	277/480 V	800 AMP	Briggs Chaney Middle School / Main Building	Electrical Room near Room 19	Cutler-Hammer	EEI403S08C	Series B	2019		
9	10068556	D5020	Distribution Panel [PANEL MDP2]	277/480 V	800 AMP	Briggs Chaney Middle School / Main Building	Mechanical Room	Square D	44412806930050001	18292	2019		
10	10068612	D5030	Variable Frequency Drive [VFD-1]	VFD, by HP of Motor	30 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	174G7442	954204Y248	2019		
11	10068657	D5030	Variable Frequency Drive [VFD-10]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	177U0176	748604Y218	2019		
12	10068633	D5030	Variable Frequency Drive [VFD-11]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	177U0176	748404Y218	2019		
13	10068611	D5030	Variable Frequency Drive [VFD-2]	VFD, by HP of Motor	30 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	74G7442	954104Y248	2019		
14	10068610	D5030	Variable Frequency Drive [VFD-3]	VFD, by HP of Motor	30 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	174G9174	903804Y238	2019		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10068617	D5030	Variable Frequency Drive [VFD-4]	VFD, by HP of Motor	20 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	Inaccessible	Inaccessible	2019		
16	10068600	D5030	Variable Frequency Drive [VFD-5]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	174G9141	748204Y218	2019		
17	10068553	D5030	Variable Frequency Drive [VFD-6]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	174G9174	903604Y238	2019		
18	10068580	D5030	Variable Frequency Drive [VFD-7]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	174G9174	Illegible	2019		
19	10068614	D5030	Variable Frequency Drive [VFD-8]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	177U0176	748504Y218	2019		
20	10068692	D5030	Variable Frequency Drive [VFD-9]	VFD, by HP of Motor	10 HP	Briggs Chaney Middle School / Main Building	Mechanical Room	Trane	177UO176	748304W218	2019		
21	10068708	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Briggs Chaney Middle School / Main Building	Gymnasium				2019		10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10068485	D7050	Fire Alarm Panel	Fully Addressable		Briggs Chaney Middle School / Main Building	Lobby				2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10068518	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	Illegible	Illegible	2019		
2	10068564	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2005		
3	10068593	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2011		
4	10068481	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	HV-100E	063016KE131S	2019		
5	10068680	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2023		
6	10068523	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	HV-100E	063016KE130S	2019		
7	10068710	E1030	Foodservice Equipment	Convection Oven, Single		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Blodgett	No dataplate	No dataplate	2023		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10068526	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Avtech	AW-D-P	No dataplate	2019		
9	10068543	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Briggs Chaney Middle School / Main Building	Commercial Kitchen	EnergyAire	Illegible	Illegible	1991		
10	10068548	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	KC50 #/ E5PC48N	05060360021844	2005		
11	10068703	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Metro	C175-H(1)N	No dataplate	2004		
12	10068489	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Metro	C175-H(1)N	No dataplate	2008		
13	10068591	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Metro	C175-CM2000	No dataplate	1991		
14	10068487	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Vulcan	VHFA18	WM0002500	2000		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10068594	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	KC-36-NU	0506036002132M	2005		
16	10068516	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Colorpoint	5E5-CPA	B92B0355	1992		
17	10068625	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	KC-36-NU	0506036002128M	2005		
18	10068667	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	Inaccessible	Inaccessible	2005		
19	10068551	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	KC-36-NU	0506036002183M	2005		
20	10068654	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Delfield	KC50 W/ 5048	050603600212	2005		
21	10068492	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Moduserve	MCT- DI-HC2	11-223-7	2011		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10068645	E1030	Foodservice Equipment	Icemaker, Freestanding		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Manitowoc	UDO140A-1618	310306185	2003		
23	10068699	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Briggs Chaney Middle School / Main Building	Commercial Kitchen				2005		
24	10068475	E1030	Foodservice Equipment	Range, 2-Burner		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Garland	40-4S	314824	2019		
25	10068691	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Traulsen	RHT 232NUT	V012340F91	2001		
26	10068531	E1030	Foodservice Equipment	Sink, 1-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		
27	10068642	E1030	Foodservice Equipment	Sink, 1-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		
28	10068510	E1030	Foodservice Equipment	Sink, 1-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10068472	E1030	Foodservice Equipment	Sink, 2-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		
30	10068696	E1030	Foodservice Equipment	Sink, 3-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		
31	10068505	E1030	Foodservice Equipment	Sink, 3-Bowl		Briggs Chaney Middle School / Main Building	Commercial Kitchen				1991		
32	10068664	E1030	Foodservice Equipment	Tilting Skillet		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Groen	CHFP/2-4	3418-C-MS	2019		
33	10068646	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Briggs Chaney Middle School / Main Building	Roof	Bally	No dataplate	No dataplate	2015		
34	10068511	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Briggs Chaney Middle School / Main Building	Roof	Bally	No dataplate	No dataplate	2019		
35	10068575	E1030	Foodservice Equipment	Walk-In, Freezer		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Bally Engineered Structures	Inaccessible	Inaccessible	1991		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10068679	E1030	Foodservice Equipment	Walk-In, Refrigerator		Briggs Chaney Middle School / Main Building	Commercial Kitchen	Bally Engineered Structures	Inaccessible	Inaccessible	1991		
37	10068573	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Briggs Chaney Middle School / Main Building	Throughout Building				2022		2