FACILITY CONDITION ASSESSMENT

prepared for

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

William H. Farquhar Middle School
17017 Batchellors Forest Road
Olney, MD 20832

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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	17017 Batchellors Forest Road, Olney MD 20832
Site Developed	1968 Renovated 2016
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 17, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Ines Saravia, Building Service Manager 240.678.7114
Assessment and Report Prepared By	Chris Ledbetter
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General Information

AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

William Farquhar Middle School was originally built in 1968. The original building was demolished, and the new building was constructed in 2016. The facility is comprised of a three-story wing and a two-story wing connected by a courtyard and two breezeways. The campus includes athletic playing fields and courts, vehicle access roads, staff and visitor parking, a storm water management system, and poured in place concrete retaining walls. The facility has a total square footage of 135,626.

Architectural

The facility has steel frame construction. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roof was observed to be in fair condition with no roof leaks reported. There is a vegetated roof in place. It is recommended to maintain annual inspections. This should be accomplished to maintain healthy vegetation. Window leaks were reported in some locations throughout building. New window sealants are recommended in those locations. No other significant problems were observed. The interior finishes were observed to be in fair to good condition throughout the building. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 2016 construction. Heating and cooling are provided by geothermal system with water sourced heat pumps throughout building. Rooftop package units and air handlers provide distribution.

In general, the plumbing system is adequate to serve the facility, with equipment and fixtures updated as needed. No plumbing leaks reported. The electrical system is in fair condition. There is a main switchboard located in the electrical room. The building also has an emergency generator on site. The interior lighting is LED.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping. Site lighting has been upgraded to LED. The sport courts are generally in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the 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 0.264949.

Immediate Needs

There are no immediate needs to report.

Key Findings

Caulking in Poor condition.

Window Edge/Trim, per 36 SF Window (or 24 LF)
Main Building William H. Farquhar Middle School Building exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

**$**$$$

Window leaks reported throughout building, approximately total of 50 windows need repairs (new sealants). - AssetCALC ID: 10365733

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building William H. Farquhar Middle School Restroom

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $100

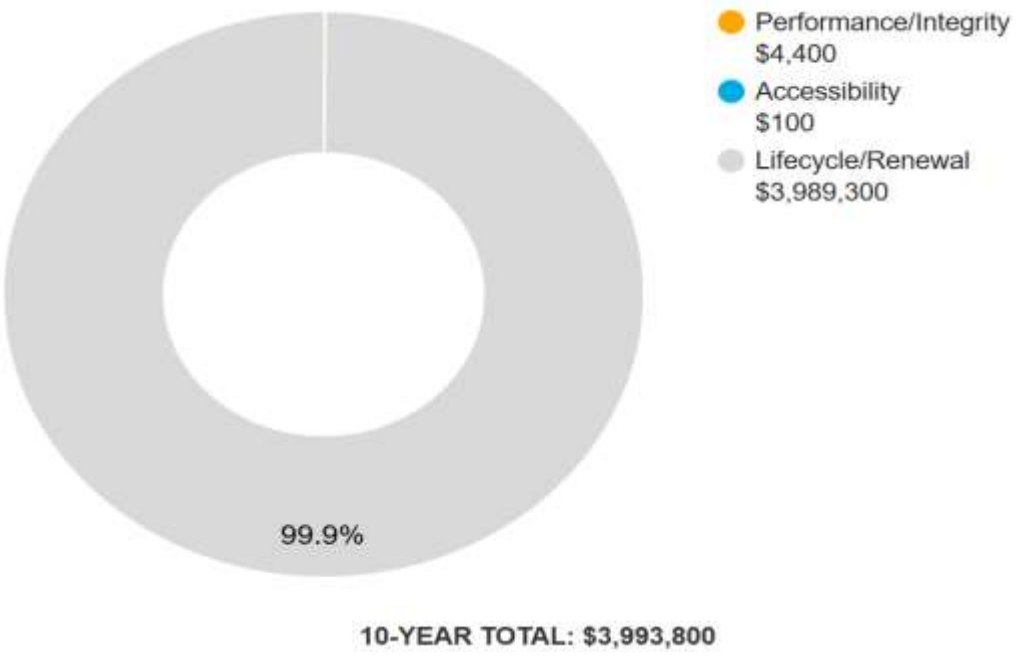
**$**$$$

Left end sink need sink wrap underneath to meet ADA code requirements. - AssetCALC ID: 10359157

Plan Types

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

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



2. Building Information

Main Building: Systems Summary		
Address	17017 Batchellors Forest Road; Olney, MD 20832	
Constructed/Renovated	2016	
Building Area	135,626 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Steel columns and beams framed, with masonry walls and concrete-topped metal decks over concrete foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Metal siding Windows: Aluminum	Good
Roof	Primary: Flat construction with modified bituminous green roof finish Secondary: Hip construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, LVT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Good
Elevators	Passenger: 1 traction car serving all 3 floors	Good

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$4,400	-	-	$11,400	$15,800
Roofing	-	-	-	-	$823,600	$823,600
Interiors	-	-	-	$303,400	$2,535,400	$2,838,800
Conveying	-	-	-	-	$27,200	$27,200
Plumbing	-	-	-	$44,400	$339,600	$384,000
HVAC	-	-	$155,600	$1,076,500	$1,990,800	$3,222,900
Fire Protection	-	-	-	$10,400	$263,200	$273,600
Electrical	-	-	-	-	$1,497,200	$1,497,200
Fire Alarm & Electronic Systems	-	-	$17,400	$1,533,800	$1,198,600	$2,749,700
Equipment & Furnishings	-	-	$61,900	$265,000	$775,100	$1,101,900
Site Utilities	-	-	-	-	$50,900	$50,900
Accessibility	-	$100	-	-	-	$100
TOTALS (3% inflation)	**-**	**$4,500**	**$234,900**	**$3,233,400**	**$9,513,000**	**$12,985,800**

3. Site Summary

Site Information		
Site Area	20 acres (estimated)	
Parking Spaces	116 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; chain link fencing; Sports fields and courts with bleachers and fencing Heavily furnished with park benches, picnic tables, trash receptacles	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present CMU and Concrete retaining walls Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Storage shed	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Equipment & Furnishings	-	-	-	-	$2,100	$2,100
Special Construction & Demo	-	-	-	-	$7,700	$7,700
Site Development	-	-	$4,000	$130,300	$308,800	$443,100
Site Pavement	-	-	$48,400	$56,100	$661,100	$765,500
Site Utilities	-	-	-	-	$138,400	$138,400
TOTALS (3% inflation)	**-**	**-**	**$52,300**	**$186,400**	**$1,118,100**	**$1,356,800**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1968 / 2016	No	No
Building	2016	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of William H. Farquhar Middle School, 17017 Batchellors Forest Road, Olney, MD 20832, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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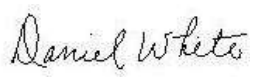
Reviewed by: 

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - ROOFING

6 - PARKING LOT

Photographic Overview

7 - PROPERTY SIGNAGE

8 - SITE STAIRS

9 - MEDIA CENTER

10 - CORRIDOR HALLWAY

11 - MAIN OFFICE

12 - KITCHEN

Photographic Overview

13 - TYPICAL CLASSROOM

14 - SECOND FLOOR CORRIDOR

15 - GYMNASIUM

16 - CAFETERIA

17 - AIR HANDLER

18 - SPLIT SYSTEM DUCTLESS

Photographic Overview

19 - TYPICAL WATER SOURCED HEAT PUMP

20 - ERU

21 - EXHAUST FAN

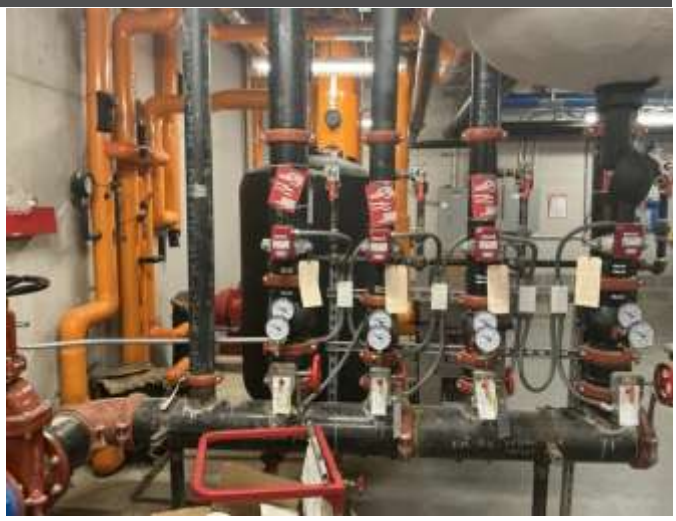
22 - PACKAGED UNIT

23 - TYPICAL RADIATOR

24 - CASSETTE

Photographic Overview

25 - PUMPS



26 - FIRE SUPPRESSION SYSTEM

27 - GEOTHERMAL SYSTEM

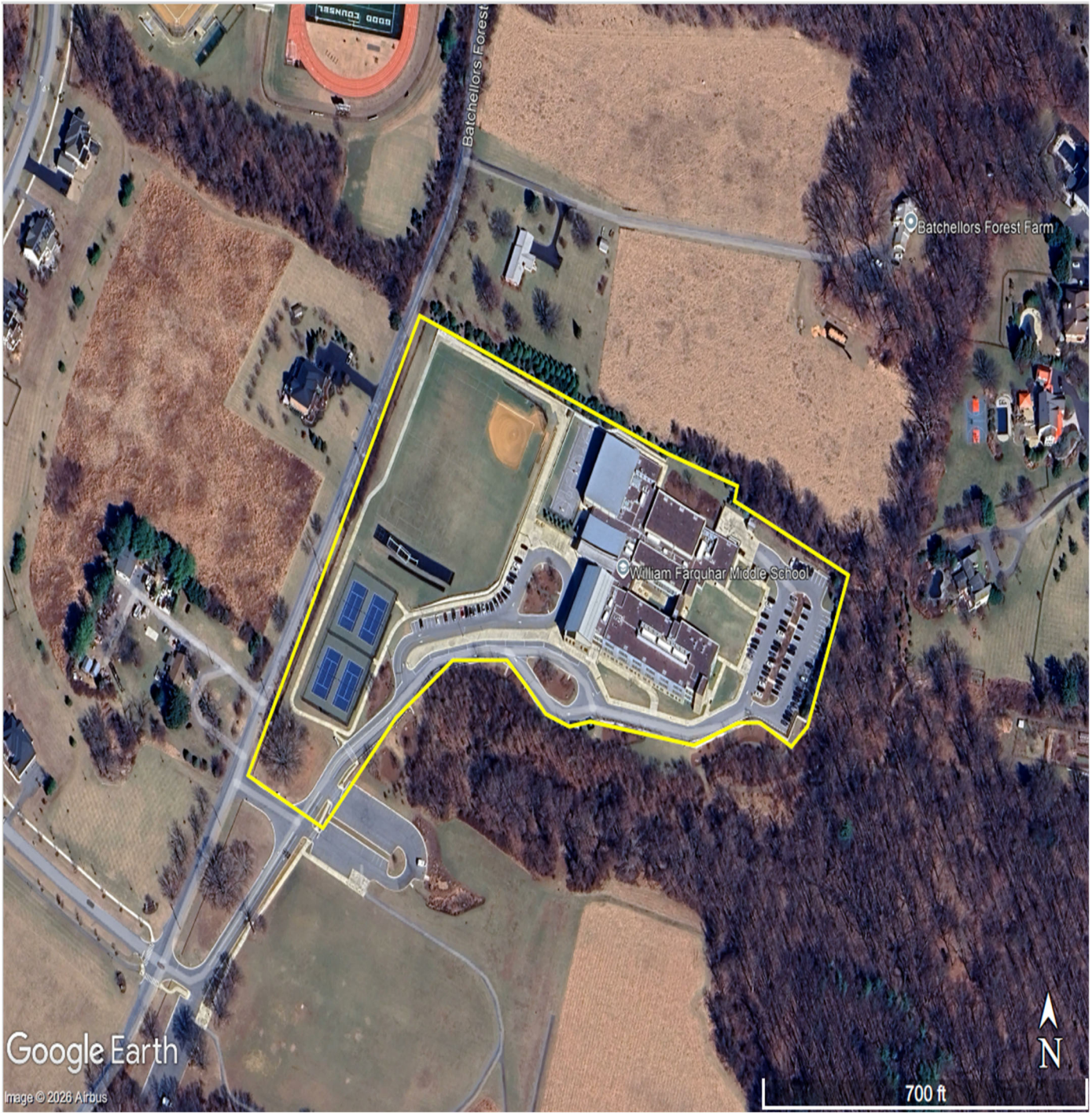
28 - FIRE ALARM PANEL

29 - AUTOMATIC TRANSFER SWITCH

30 - SWITCHBOARD

Appendix B:
Site Plan(s)

Site Plan



Project Number	Site Name
172559.25R000-145.354	William H. Farquhar Middle School
Source	**On-Site Date**
Site	February 17, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: William H. Farquhar Middle School

Name of person completing form: Ines Saravia

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 2 years

Date Completed: 2/2/2026

Phone Number: 240-678-7114

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1968	Renovated: 2015	
2	Building size in SF	135,626 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2015	
		Interiors	2015	
		HVAC	2015	
		Electrical	2015	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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				Window leaks in steel windows
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Media center Kitchen Locker room Gymnasium
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: William H. Farquhar Middle School

BV Project Number: 172559.25R000-145.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE PATH

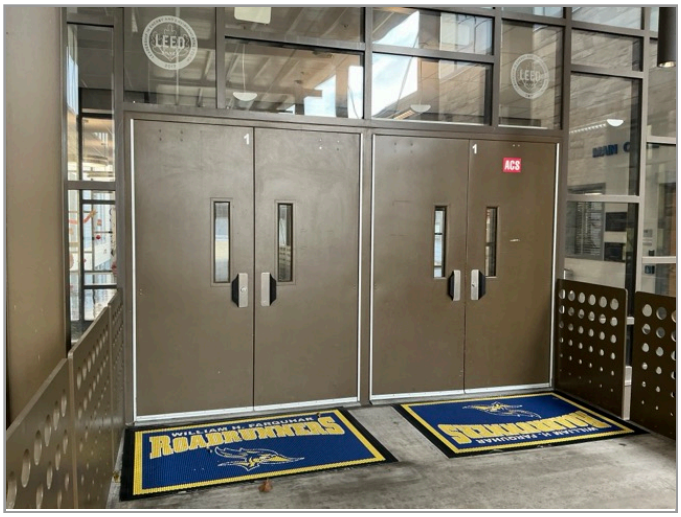
CURB CUT

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

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

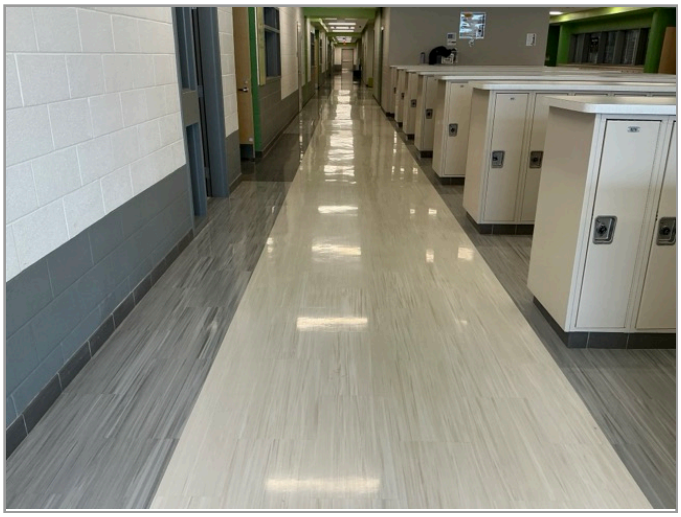
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist
Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

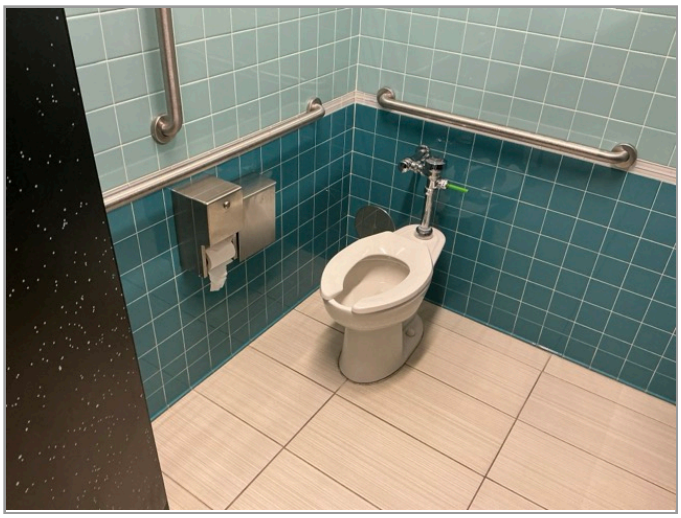
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Structure							
A1010	Throughout Building	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 3+ Story Building	135,626	SF	67	10926689
B1010	Throughout Building	Good	Superstructure, Steel Columns & Beams, 3+ Story Building	135,626	SF	67	10354626
B1080	Stairwells	Good	Stairs, Metal or Pan-Filled, Interior	1,200	SF	41	10354635
Facade							
B2010	Building exterior	Poor	Caulking, Window Edge/Trim, per 36 SF Window (or 24 LF)	50		0	10365733
B2020	Building Exterior	Fair	Glazing, any type by SF	9,000	SF	21	10354590
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	1		20	10354662
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	34		30	10354625
Roofing							
B3010	Roof	Good	Roofing, Metal	18,500	SF	31	10354710
B3010	Roof	Fair	Roofing, Modified Bitumen	59,500	SF	11	10354669
Interiors							
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	60		21	10354680
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60		21	10354737
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	135,626	SF	13	10354803
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600	LF	11	10354822
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	28		11	10354618
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	8,000	SF	31	10354732
C2010	Throughout Building	Good	Wall Finishes, any surface, Prep & Paint	135,626	SF	8	10354678
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,500	SF	40	10354764
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	4,500	SF	6	10354805
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,500	SF	21	10354766
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,100	SF	6	10354752

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	Throughout Building	Fair	Flooring, Luxury Vinyl Tile (LVT)	95,000 SF	11	10354730
C2030	Restrooms	Good	Flooring, Ceramic Tile	15,000 SF	31	10354688
Conveying						
D1010	Elevator cab	Good	Elevator Cab Finishes, High-End	1	18	10354727
Plumbing						
D2010	Science Rooms	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	3	11	10354653
D2010	Restrooms	Fair	Urinal, Standard	10	16	10354814
D2010	A/S Control Room - 027D	Fair	Backflow Preventer, Domestic Water, 6 IN	1	20	10354628
D2010	Health Room - 159	Fair	Emergency Plumbing Fixtures, Eye Wash	1	11	10354587
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	9	10354816
D2010	A/S Control Room - 027D	Fair	Water Heater, Gas, Commercial (400 MBH), 119 GAL [DWH-1]	1	18	10354666
D2010	Locker Rooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	9	10354830
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Floor	4	19	10354828
D2010	A/S Control Room - 027D	Fair	Pump, Circulation/Booster, Domestic Water, 10 HP	1	15	10354674
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	13	16	10354813
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	34	16	10354824
D2010	Classroom - 030	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	10354829
D2010	A/S Control Room - 027D	Fair	Water Heater, Gas, Commercial (400 MBH), 119 GAL [DWH-2]	1	10	10354804
D2010	Locker Rooms	Fair	Shower, Ceramic Tile	8	20	10354754
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	135,626 SF	30	10354740
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	38	16	10354817
HVAC						
D3020	A/S Control Room - 027D	Fair	Boiler Supplemental Components, Expansion Tank, 264 GAL [ET-1]	1	30	10354700
D3020	Kitchen	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-13]	1	20	10354704
D3020	A/S Control Room - 027D	Fair	Unit Heater, Electric, 5 kW [PUH-1]	1	10	10354631

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	2nd Floor corridor	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-12]	1	20	10354633
D3020	A/S Control Room - 027D	Fair	Boiler Supplemental Components, Expansion Tank, 175 GAL	1	30	10354749
D3020	Stairwell #3	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-8]	1	20	10354736
D3020	1st floor corridor	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-3]	1	20	10354779
D3020	1st floor corridor	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-6]	1	20	10354765
D3020	Vestibule	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-11]	1	20	10354715
D3020	1st floor corridor	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-5]	1	20	10354701
D3020	A/S Control Room - 027D	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	2	20	10354657
D3020	2nd Floor corridor	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA) [CUH-9]	1	20	10354780
D3030	Mechanical Room - 013	Fair	Heat Pump, Water Source, 3 TON [HP-15]	1	10	10354609
D3030	Mechanical Room - 102	Fair	Heat Pump, Water Source, 3 TON [HP-24]	1	10	10354668
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	4	10354820
D3030	Mechanical Room - 221	Fair	Heat Pump, Water Source, 2.5 TON [HP-35]	1	10	10354709
D3030	Mechanical Room - 013	Fair	Heat Pump, Water Source, 3 TON [HP-14]	1	10	10354696
D3030	Mechanical Room - 113	Fair	Heat Pump, Water Source, 3.5 TON [HP-31]	1	10	10354746
D3030	Mechanical Room - 108	Fair	Heat Pump, Water Source, 3 TON [HP-29]	1	10	10354815
D3030	Mechanical Room - 113	Fair	Heat Pump, Water Source, 2.5 TON [HP-32]	1	10	10354768
D3030	Office - 008	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	5	10354825
D3030	Mechanical Room - 218	Fair	Heat Pump, Water Source, 2 TON [HP-36]	1	11	10354801
D3030	Mechanical Room - 202	Fair	Heat Pump, Water Source, 3 TON [HP-39]	1	11	10354602
D3030	Mechanical Room - 113	Fair	Heat Pump, Water Source, 3 TON [HP-30]	1	11	10354769
D3030	Mechanical Room - 028	Fair	Heat Pump, Water Source, 3 TON [HP-1]	1	11	10354664
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354638
D3030	Mechanical Room - 028	Fair	Heat Pump, Water Source, 4 TON [HP-2]	1	11	10354673
D3030	Mechanical Room - 221	Fair	Heat Pump, Water Source, 2.5 TON [HP-34]	1	11	10354612

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Mechanical Room - 034	Fair	Heat Pump, Water Source, 5 TON [HP-6]	1	11	10354637
D3030	Mechanical Room - 005	Fair	Heat Pump, Water Source, 3 TON [HP-11]	1	11	10354691
D3030	Mechanical Room - 102	Fair	Heat Pump, Water Source, 3 TON [HP-25]	1	11	10354687
D3030	Mechanical Room - 214	Fair	Heat Pump, Water Source, 3.5 TON [HP-47]	1	10	10354721
D3030	Mechanical Room - 214	Fair	Heat Pump, Water Source, 5 TON [HP-46]	1	10	10354684
D3030	Mechanical Room - 128	Fair	Heat Pump, Water Source, 4 TON [HP-19]	1	10	10354734
D3030	Mechanical Room - 230A	Fair	Heat Pump, Water Source, 6 TON [HP-33]	1	10	10354699
D3030	Mechanical Room - 205	Fair	Heat Pump, Water Source, 3 TON [HP-42]	1	10	10354718
D3030	Mechanical Room - 008	Fair	Heat Pump, Water Source, 3 TON [HP-16]	1	11	10354772
D3030	Mechanical Room - 108	Fair	Heat Pump, Water Source, 3 TON [HP-28]	1	11	10354619
D3030	Mechanical Room - 002	Fair	Heat Pump, Water Source, 3 TON [HP-9]	1	11	10354722
D3030	Office - 027B	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON	1	5	10354784
D3030	Mechanical Room - 208	Fair	Heat Pump, Water Source, 3 TON [HP-43]	1	11	10354679
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	5	10354742
D3030	Mechanical Room - 119	Fair	Heat Pump, Water Source, 2 TON [HP-20]	1	11	10354620
D3030	Mechanical Room - 005	Fair	Heat Pump, Water Source, 3 TON [HP-12]	1	11	10354594
D3030	Mechanical Room - 002	Fair	Heat Pump, Water Source, 3 TON [HP-10]	1	10	10354661
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354640
D3030	Mechanical Room - 013	Fair	Heat Pump, Var Refrig Vol (VRV), 6 TON [WCCU-1]	1	5	10354656
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354586
D3030	Mechanical Room - 218	Fair	Heat Pump, Water Source, 6 TON [HP-38]	1	10	10354798
D3030	Mechanical Room - 013	Fair	Heat Pump, Water Source, 3 TON [HP-13]	1	10	10354682
D3030	Mechanical Room - 205	Fair	Heat Pump, Water Source , 3 TON [HP-41]	1	10	10354818
D3030	Mechanical Room - 013	Fair	Heat Pump, Var Refrig Vol (VRV), 6 TON [WCCU-2]	1	5	10354728
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354603

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354787
D3030	Mechanical Room - 117	Fair	Heat Pump, Water Source, 2 TON [HP-22]	1	10	10354720
D3030	Mechanical Room - 032	Fair	Heat Pump, Water Source, 3.5 TON [HP-3]	1	10	10354606
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	5	10354790
D3030	Mechanical Room - 032	Fair	Heat Pump, Water Source, 4 TON [HP-4]	1	10	10354675
D3030	Mechanical Room - 032	Fair	Heat Pump, Water Source, 5 TON [HP-5]	1	10	10354677
D3030	Mechanical Room - 202	Fair	Heat Pump, Water Source, 3 TON [HP-40]	1	10	10354583
D3030	Mechanical Room - 218	Fair	Heat Pump, Water Source, 2 TON [HP-37]	1	10	10354792
D3030	Mechanical Room - 214	Fair	Heat Pump, Water Source, 3 TON [HP-45]	1	10	10354676
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	4	10354663
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 TON	1	4	10354795
D3030	Main Office	Fair	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON [VRT-13]	1	5	10354800
D3030	Mechanical Room - 208	Fair	Heat Pump, Water Source, 3 TON [HP-44]	1	10	10354692
D3030	Mechanical Room - 119	Fair	Heat Pump, Water Source, 2 TON [HP-21]	1	10	10354807
D3030	Mechanical Room - 008	Fair	Heat Pump, Water Source, 3 TON [HP-17]	1	10	10354760
D3050	A/S Control Room - 027D	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [#1]	1	15	10354600
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 TON	1	10	10354763
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON	1	10	10354705
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	135,626 SF	30	10354585
D3050	Roof	Fair	Air Handler, Exterior AHU, 7800 CFM [DOAS-3]	1	10	10354670
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	135,626 SF	20	10354611
D3050	Roof	Fair	Air Handler, Exterior AHU, 3000 CFM [DOAS-6]	1	10	10354786
D3050	A/S Control Room - 027D	Fair	Pump, Distribution, HVAC Heating Water, 50 HP [#2]	1	15	10354782
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 13 TON	1	10	10354738
D3050	Roof	Fair	Air Handler, Exterior AHU, 7800 CFM [DOAS-2]	1	10	10354610

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Air Handler, Exterior AHU, 7800 CFM [DOAS-1]	1	10	10354698
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON	1	10	10354777
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON	1	10	10354778
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 TON	1	10	10354627
D3050	Roof	Fair	Air Handler, Exterior AHU, 7500 CFM [DOAS-5]	1	12	10354607
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 2480 CFM [MUA-1]	1	10	10354826
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 16 TON	1	10	10354644
D3050	Roof	Fair	Air Handler, Exterior AHU, 12000 CFM [ERU-1]	1	10	10354645
D3050	A/S Control Room - 027D	Fair	Supplemental Components, Air Separator, HVAC	1	5	10354639
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1638 CFM [EF-9]	1	10	10354819
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 696 CFM [EF-11]	1	10	10354788
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 696 CFM [EF-13]	1	10	10354702
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 480 CFM [EF-23]	1	10	10354643
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-25]	1	10	10354707
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-19]	1	10	10354774
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-14]	1	10	10354809
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-15]	1	10	10354812
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-16]	1	10	10354726
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 4570 CFM [EF-10]	1	10	10354597
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [H&V-2]	1	10	10354797
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	12	10354614
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [EF-8]	1	10	10354729
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM [EF-5]	1	10	10354636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-18]	1	10	10354827
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM [EF-4]	1	10	10354649

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [H&V-1]	1	10	10354759
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-21]	1	10	10354706
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-20]	1	10	10354793
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2723 CFM [EF-7]	1	10	10354624
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-17]	1	10	10354605
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2261 CFM [EF-22]	1	10	10354630
D3060	Electrical Room - 027A	Fair	Axial Flow Fan, In-Line, 10 HP Motor, 400 CFM [SF-1]	1	10	10354719
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1505 CFM [EF-12]	1	10	10354604
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	10	10354667
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	135,626 SF	15	10354693
D4010	A/S Control Room - 027D	Fair	Backflow Preventer, Fire Suppression, 2 IN	1	20	10354711
D4010	A/S Control Room - 027D	Fair	Backflow Preventer, Fire Suppression, 8 IN	1	20	10354725
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	6	10354810
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	10354756
Electrical						
D5010	Electrical Room - 027A	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-2]	1	15	10354613
D5010	Electrical Room - 027A	Fair	Automatic Transfer Switch, ATS, 400 AMP [ATS-1]	1	15	10354595
D5010	Electrical Room - 027A	Fair	Automatic Transfer Switch, ATS, 400 AMP [MTS]	1	15	10354589
D5010	Building Exterior	Fair	Generator, Gas or Gasoline, 120 KW	1	15	10354785
D5020	Electrical Room - 027A	Fair	Distribution Panel, 277/480 V, 1200 AMP [DV]	1	20	10354831
D5020	Electrical Room - 027A	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TEP1]	1	20	10354685
D5020	Electrical Room - 230	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	20	10354592
D5020	Electrical Room - 145	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TCV]	1	20	10354773
D5020	Electrical Room - 027A	Fair	Distribution Panel, 277/480 V, 1200 AMP [MD]	1	20	10354617

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	Electrical Room - 145	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TSV]	1	20	10354632
D5020	Electrical Room - 230	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TR3]	1	20	10354747
D5020	Electrical Room - 230	Fair	Distribution Panel, 277/480 V, 400 AMP [M3]	1	20	10354582
D5020	Electrical Room - 026A	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TC1]	1	20	10354776
D5020	Electrical Room - 126	Fair	Secondary Transformer, Dry, Stepdown, 112 KVA [TR2]	1	20	10354806
D5020	Electrical Room - 230	Fair	Distribution Panel, 277/480 V, 400 AMP [M4]	1	20	10354621
D5020	A/S Control Room - 027D	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TMP]	1	20	10354650
D5020	Electrical Room - 145	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRV]	1	20	10354735
D5020	Electrical Room - 026A	Fair	Secondary Transformer, Dry, Stepdown, 112 KVA [TR1]	1	20	10354581
D5020	Electrical Room - 027A	Fair	Switchboard, 277/480 V, 400 AMP	1	30	10354646
D5020	Electrical Room - 027A	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TSP1]	1	20	10354708
D5020	Electrical Room - 126	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	20	10354741
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	135,626 SF	30	10354580
D5030	A/S Control Room - 027D	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [P-1]	1	12	10354808
D5030	A/S Control Room - 027D	Fair	Variable Frequency Drive, VFD, by HP of Motor, 50 HP, Replace/Install [P-2]	1	12	10354757
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	135,626 SF	11	10354753
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	135,626 SF	11	10354599
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	135,626 SF	11	10354593
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, High Density	135,626 SF	9	10354767
D7050	Electrical Room - 027A	Fair	Fire Alarm Panel, Fully Addressable, 75	1	5	10354723
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	135,626 SF	12	10354802
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	9	10354739
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	135,626 SF	7	10354647
Equipment & Furnishings						

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1010	Building Exterior	Fair	Overhead/Dock Door, Loading Dock Rapid Close	1	6	10354821
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354748
E1030	Art Room - 127A	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10354672
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	9	10354694
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	5	20	10354731
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	10354713
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354697
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354671
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354733
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10354823
E1030	Kitchen	Fair	Foodservice Equipment, Heat Lamps, Food Warming Fixture	1	6	10354781
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	20	10354791
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10354755
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	10354665
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	10354794
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	6	10354811
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10354588
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10354743
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10354745
E1030	Kitchen	Fair	Foodservice Equipment, Heat Lamps, Food Warming Fixture	1	6	10354641
E1030	Kitchen	Fair	Foodservice Equipment, Heat Lamps, Food Warming Fixture	1	6	10354658
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	10354775
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354762
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	6	10354761
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	6	10354686

Component Condition Report | William H. Farquhar Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10354651
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10354717
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10354799
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	20	10354712
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	9	10354615
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	10354751
E1040	Science Rooms	Fair	Laboratory Equipment, Sink, 1-Bowl	23	16	10354598
E1040	2nd Floor corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	10354681
E1040	Art Room - 127A	Fair	Ceramics Equipment, Kiln	2	10	10354771
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	2	20	10354629
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	20	10354783
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800 SF	9	10354796
E2010	Throughout Building	Good	Casework, Cabinetry, High-End or Laboratory	400 LF	18	10354634
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat)	120	10	10354744
E2010	Throughout Building	Good	Casework, Cabinetry, High-End or Laboratory	80 LF	17	10354770
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	46	11	10354591
Accessibility						
Y1050	Restroom	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	10359157

Component Condition Report | William H. Farquhar Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	1,200 SF	41	10354622
Equipment & Furnishings						

Component Condition Report | William H. Farquhar Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E2010	Baseball	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	4		15	10354616
E2010	Baseball	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	7		15	10354655
Special Construction & Demo							
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	85	SF	20	10354758
Pedestrian Plazas & Walkways							
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	95,500	SF	4	10354716
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	95,500	SF	15	10354623
G2030	Site	Good	Sidewalk, Concrete, Large Areas	16,500	SF	41	10354714
Athletic, Recreational & Playfield Areas							
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,830	SF	15	10354642
G2050	Tennis Court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4		11	10354660
G2050	Tennis Court	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	23,400	SF	6	10354596
G2050	Baseball	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		11	10354601
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4		15	10354724
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	3		11	10354654
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	7,830	SF	4	10354648
Sitework							
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	900	LF	31	10354789
G2060	Site	Good	Retaining Wall, Concrete Cast-in-Place	3,760	SF	41	10354683
G2060	Site	Good	Retaining Wall, Concrete Masonry Unit (CMU)	800	SF	31	10354703
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1		11	10354659
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	9		16	10354608
G2060	Site	Fair	Flagpole, Metal	1		21	10354695
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	8		11	10354652
G2060	Basketball Court	Good	Fences & Gates, Fence, Metal Tube 6'	550	LF	31	10354689

Component Condition Report | William H. Farquhar Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Tennis Court	Good	Fences & Gates, Fence, Chain Link 8'	870 LF	31	10354750
G2060	Baseball	Good	Fences & Gates, Fence, Chain Link 8'	150 LF	31	10354584
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	25	11	10354690

Component Condition Report | William H. Farquhar Middle School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	44,610 SF	10	10927060
Roofing						
B3010	Roof	Fair	Green roof, Green Trays, Refinish	59,500 SF	5	10926949

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/17/2026

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
William H. Farquhar Middle School	$0	$0	$0	$0	$0	$205,551	$0	$0	$0	$0	$76,739	$0	$0	$0	$0	$276,243	$0	$0	$0	$0	$0	**$558,533**
William H. Farquhar Middle School / Main Building	$0	$4,486	$0	$0	$16,207	$218,709	$137,197	$1,000,817	$257,710	$566,086	$1,271,614	$3,969,362	$710,568	$697,100	$0	$526,468	$419,591	$66,114	$751,520	$30,862	$2,341,508	**$12,985,918**
William H. Farquhar Middle School / Site	$0	$0	$0	$0	$52,334	$0	$125,734	$0	$0	$60,670	$0	$174,275	$0	$0	$70,333	$595,105	$189,195	$0	$0	$81,535	$7,676	**$1,356,857**
Grand Total	**$0**	**$4,486**	**$0**	**$0**	**$68,542**	**$424,260**	**$262,930**	**$1,000,817**	**$257,710**	**$626,756**	**$1,348,352**	**$4,143,638**	**$710,568**	**$697,100**	**$70,333**	**$1,397,816**	**$608,786**	**$66,114**	**$751,520**	**$112,397**	**$2,349,184**	**$14,901,308**

William H. Farquhar Middle School

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building exterior	10927060	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	44610	SF	$1.28	$57,101											$57,101											**$57,101**
B3010	Roof	10926949	Green roof, Green Trays, Refinish	10	5	5	59500	SF	$2.98	$177,310						$177,310									$177,310							**$354,620**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$177,310**	**$0**	**$0**	**$0**	**$0**	**$57,101**	**$0**	**$0**	**$0**	**$177,310**	**$0**	**$0**	**$0**	**$0**	**$0**	**$411,721**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$205,551**	**$0**	**$0**	**$0**	**$0**	**$76,739**	**$0**	**$0**	**$0**	**$276,243**	**$0**	**$0**	**$0**	**$0**	**$0**	**$558,533**

William H. Farquhar 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	10365733	Caulking, Window Edge/Trim, per 36 SF Window (or 24 LF), Replace	0	9	* 0	50	EA	$85.50	$4,275		$4,275																				**$4,275**
B2050	Building Exterior	10354662	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	10	20	1	EA	$6,300.00	$6,300																					$6,300	**$6,300**
B3010	Roof	10354669	Roofing, Modified Bitumen, Replace	20	9	11	59500	SF	$10.00	$595,000												$595,000										**$595,000**
C1070	Throughout Building	10354803	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	135626	SF	$3.50	$474,691																$474,691						**$474,691**
C1090	Restrooms	10354618	Toilet Partitions, Plastic/Laminate, Replace	20	9	11	28	EA	$750.00	$21,000												$21,000										**$21,000**
C1090	Throughout Building	10354822	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	600	LF	$500.00	$300,000												$300,000										**$300,000**
C2010	Throughout Building	10354678	Wall Finishes, any surface, Prep & Paint	10	2	8	135626	SF	$1.50	$203,439									$203,439										$203,439			**$406,878**
C2030	Throughout Building	10354730	Flooring, Luxury Vinyl Tile (LVT), Replace	15	4	11	95000	SF	$7.50	$712,500												$712,500										**$712,500**
C2030	Throughout Building	10354752	Flooring, Carpet, Commercial Standard, Replace	10	4	6	2100	SF	$7.50	$15,750							$15,750										$15,750					**$31,500**
C2030	Gymnasium	10354805	Flooring, Maple Sports Floor, Refinish	10	4	6	4500	SF	$5.00	$22,500							$22,500										$22,500					**$45,000**
D1010	Elevator cab	10354727	Elevator Cab Finishes, High-End, Replace	20	2	18	1	EA	$16,000.00	$16,000																			$16,000			**$16,000**
D2010	A/S Control Room - 027D	10354804	Water Heater, Gas, Commercial (400 MBH), Replace	20	10	10	1	EA	$22,000.00	$22,000											$22,000											**$22,000**
D2010	A/S Control Room - 027D	10354674	Pump, Circulation/Booster, Domestic Water, Replace	25	10	15	1	EA	$6,800.00	$6,800																$6,800						**$6,800**
D2010	A/S Control Room - 027D	10354666	Water Heater, Gas, Commercial (400 MBH), Replace	20	2	18	1	EA	$22,000.00	$22,000																			$22,000			**$22,000**
D2010	A/S Control Room - 027D	10354628	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$10,500.00	$10,500																					$10,500	**$10,500**
D2010	Throughout Building	10354816	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	6	EA	$1,500.00	$9,000										$9,000												**$9,000**
D2010	Locker Rooms	10354830	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	2	EA	$1,200.00	$2,400										$2,400												**$2,400**
D2010	Science Rooms	10354653	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	9	11	3	EA	$2,300.00	$6,900												$6,900										**$6,900**
D2010	Health Room - 159	10354587	Emergency Plumbing Fixtures, Eye Wash, Replace	20	9	11	1	EA	$1,500.00	$1,500												$1,500										**$1,500**
D2010	Restrooms	10354814	Urinal, Standard, Replace	30	14	16	10	EA	$1,100.00	$11,000																$11,000						**$11,000**
D2010	Throughout Building	10354813	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	13	EA	$1,200.00	$15,600																$15,600						**$15,600**
D2010	Restrooms	10354824	Toilet, Commercial Water Closet, Replace	30	14	16	34	EA	$1,300.00	$44,200																$44,200						**$44,200**
D2010	Classroom - 030	10354829	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	$1,200.00	$1,200																$1,200						**$1,200**
D2010	Restrooms	10354817	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	38	EA	$1,700.00	$64,600																$64,600						**$64,600**
D2010	Janitor closet	10354828	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	4	EA	$800.00	$3,200																				$3,200		**$3,200**
D2010	Locker Rooms	10354754	Shower, Ceramic Tile, Replace	30	10	20	8	EA	$2,500.00	$20,000																					$20,000	**$20,000**
D3020	A/S Control Room - 027D	10354631	Unit Heater, Electric, Replace	20	10	10	1	EA	$1,800.00	$1,800											$1,800											**$1,800**
D3020	Kitchen	10354704	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	2nd Floor corridor	10354633	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	Stairwell #3	10354736	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	1st floor corridor	10354779	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	1st floor corridor	10354765	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	Vestibule	10354715	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	1st floor corridor	10354701	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	2nd Floor corridor	10354780	Radiator, Hydronic, Column/Cabinet Style (per EA), Replace	30	10	20	1	EA	$800.00	$800																					$800	**$800**
D3020	A/S Control Room - 027D	10354657	Boiler Supplemental Components, Shot Feed Tank, Replace	30	10	20	2	EA	$1,520.00	$3,040																					$3,040	**$3,040**
D3030	Roof	10354820	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$4,800.00	$4,800						$4,800														$4,800		**$9,600**
D3030	Roof	10354663	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$4,800.00	$4,800						$4,800														$4,800		**$9,600**
D3030	Roof	10354795	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$4,800.00	$4,800						$4,800														$4,800		**$9,600**
D3030	Office - 008	10354825	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	10	5	1	EA	$4,020.00	$4,020							$4,020														$4,020	**$8,040**
D3030	Roof	10354638	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800							$4,800														$4,800	**$9,600**
D3030	Office - 027B	10354784	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	10	5	1	EA	$4,020.00	$4,020							$4,020														$4,020	**$8,040**
D3030	Roof	10354742	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	10	5	1	EA	$6,100.00	$6,100							$6,100														$6,100	**$12,200**
D3030	Roof	10354640	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800							$4,800														$4,800	**$9,600**

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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
D3030	Mechanical Room - 013	10354656	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$33,000.00	$33,000						$33,000															$33,000	**$66,000**
D3030	Roof	10354586	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Mechanical Room - 013	10354728	Heat Pump, Var Refrig Vol (VRV), Replace	15	10	5	1	EA	$33,000.00	$33,000						$33,000															$33,000	**$66,000**
D3030	Roof	10354603	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Roof	10354787	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Roof	10354790	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800															$4,800	**$9,600**
D3030	Main Office	10354800	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON, Replace	15	10	5	1	EA	$4,020.00	$4,020						$4,020															$4,020	**$8,040**
D3030	Mechanical Room - 013	10354609	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 102	10354668	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 221	10354709	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 013	10354696	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 113	10354746	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 108	10354815	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 113	10354768	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 214	10354721	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 214	10354684	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 128	10354734	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 230A	10354699	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 205	10354718	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 002	10354661	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 218	10354798	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 013	10354682	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 205	10354818	Heat Pump, Water Source , Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 117	10354720	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 032	10354606	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 032	10354675	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 032	10354677	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 202	10354583	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 032	10354677	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 202	10354583	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 218	10354792	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 214	10354676	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 208	10354692	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 119	10354807	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 008	10354760	Heat Pump, Water Source, Replace	20	10	10	1	EA	$5,900.00	$5,900											$5,900											**$5,900**
D3030	Mechanical Room - 218	10354801	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 202	10354602	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 113	10354769	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 028	10354664	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 028	10354673	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 221	10354612	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 034	10354637	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 005	10354691	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 102	10354687	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 008	10354772	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 108	10354619	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 002	10354722	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 208	10354679	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 119	10354620	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3030	Mechanical Room - 005	10354594	Heat Pump, Water Source, Replace	20	9	11	1	EA	$5,900.00	$5,900												$5,900										**$5,900**
D3050	A/S Control Room - 027D	10354639	Supplemental Components, Air Separator, HVAC, Replace	15	10	5	1	EA	$7,300.00	$7,300						$7,300															$7,300	**$14,600**
D3050	A/S Control Room - 027D	10354600	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	$22,000.00	$22,000																$22,000						**$22,000**
D3050	A/S Control Room - 027D	10354782	Pump, Distribution, HVAC Heating Water, Replace	25	10	15	1	EA	$22,000.00	$22,000																$22,000						**$22,000**
D3050	Roof	10354763	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	Roof	10354705	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Roof	10354670	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$48,000.00	$48,000											$48,000											**$48,000**
D3050	Roof	10354786	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$26,400.00	$26,400											$26,400											**$26,400**
D3050	Roof	10354738	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Roof	10354610	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$48,000.00	$48,000											$48,000											**$48,000**
D3050	Roof	10354698	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$48,000.00	$48,000											$48,000											**$48,000**

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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
D3050	Roof	10354777	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D3050	Roof	10354778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	Roof	10354627	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	10354826	Make-Up Air Unit, MUA or MAU, Replace	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
D3050	Roof	10354644	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$40,000.00	$40,000											$40,000											**$40,000**
D3050	Roof	10354645	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$84,000.00	$84,000											$84,000											**$84,000**
D3050	Roof	10354607	Air Handler, Exterior AHU, Replace	20	8	12	1	EA	$48,000.00	$48,000													$48,000									**$48,000**
D3050	Throughout Building	10354611	HVAC System, Ductwork, High Density, Replace	30	10	20	135626	SF	$6.00	$813,756																					$813,756	**$813,756**
D3060	Electrical Room - 027A	10354719	Axial Flow Fan, In-Line, 10 HP Motor, Replace	20	10	10	1	EA	$7,000.00	$7,000											$7,000											**$7,000**
D3060	Roof	10354819	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	10354788	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10354702	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10354643	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,200											$1,200											**$1,200**
D3060	Roof	10354707	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354774	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354809	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	10354812	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	10354726	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354597	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354729	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354636	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,400											$1,400											**$1,400**
D3060	Roof	10354827	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354649	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	10	10	1	EA	$11,000.00	$11,000											$11,000											**$11,000**
D3060	Roof	10354706	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354793	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354624	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354605	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	10354630	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
D3060	Roof	10354604	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$2,400											$2,400											**$2,400**
D3060	Roof	10354797	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	10	10	1	EA	$33,000.00	$33,000											$33,000											**$33,000**
D3060	Roof	10354759	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	10	10	1	EA	$33,000.00	$33,000											$33,000											**$33,000**
D3060	Kitchen	10354614	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	8	12	1	EA	$1,500.00	$1,500													$1,500									**$1,500**
D4010	Throughout Building	10354693	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	10	15	135626	SF	$1.07	$145,120															$145,120						**$145,120**
D4010	A/S Control Room - 027D	10354711	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	$3,200.00	$3,200																					$3,200	**$3,200**
D4010	A/S Control Room - 027D	10354725	Backflow Preventer, Fire Suppression, Replace	30	10	20	1	EA	$14,400.00	$14,400																					$14,400	**$14,400**
D4010	Kitchen	10354667	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	12	LF	$400.00	$4,800											$4,800											**$4,800**
D4030	Throughout Building	10354810	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	20	EA	$150.00	$3,000						$3,000											$3,000					**$6,000**
D4030	Kitchen	10354756	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	$300.00	$300						$300											$300					**$600**
D5010	Building Exterior	10354785	Generator, Gas or Gasoline, Replace	25	10	15	1	EA	$82,000.00	$82,000															$82,000						**$82,000**
D5010	Electrical Room - 027A	10354613	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$20,000.00	$20,000															$20,000						**$20,000**
D5010	Electrical Room - 027A	10354595	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$20,000.00	$20,000															$20,000						**$20,000**
D5010	Electrical Room - 027A	10354589	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$20,000.00	$20,000															$20,000						**$20,000**
D5020	Electrical Room - 027A	10354685	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,000.00	$6,000																					$6,000	**$6,000**
D5020	Electrical Room - 230	10354592	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$7,600.00	$7,600																					$7,600	**$7,600**
D5020	Electrical Room - 145	10354773	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Electrical Room - 145	10354632	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	Electrical Room - 230	10354747	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Electrical Room - 026A	10354776	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	Electrical Room - 126	10354806	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$16,000.00	$16,000																					$16,000	**$16,000**
D5020	A/S Control Room - 027D	10354650	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$6,700.00	$6,700																					$6,700	**$6,700**
D5020	Electrical Room - 145	10354735	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Electrical Room - 026A	10354581	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$16,000.00	$16,000																					$16,000	**$16,000**
D5020	Electrical Room - 027A	10354708	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Electrical Room - 126	10354741	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$7,600.00	$7,600																					$7,600	**$7,600**
D5020	Electrical Room - 027A	10354831	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$14,000.00	$14,000																					$14,000	**$14,000**
D5020	Electrical Room - 027A	10354617	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$14,000.00	$14,000																					$14,000	**$14,000**
D5020	Electrical Room - 230	10354582	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$5,300.00	$5,300																					$5,300	**$5,300**
D5020	Electrical Room - 230	10354621	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$7,000.00	$7,000																					$7,000	**$7,000**

Replacement Reserves Report

4/17/2026

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
D5030	A/S Control Room - 027D	10354808	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$21,000.00	$21,000													$21,000									**$21,000**
D5030	A/S Control Room - 027D	10354757	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	$21,000.00	$21,000													$21,000									**$21,000**
D5040	Throughout Building	10354753	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	9	11	135626	SF	$5.00	$678,130												$678,130										**$678,130**
D6020	Throughout Building	10354599	Low Voltage System, Phone & Data Lines, Replace	20	9	11	135626	SF	$1.50	$203,439												$203,439										**$203,439**
D6060	Throughout Building	10354593	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	135626	SF	$1.65	$223,783												$223,783										**$223,783**
D7030	Throughout Building	10354767	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	6	9	135626	SF	$3.00	$406,878										$406,878											**$406,878**
D7050	Electrical Room - 027A	10354723	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000	**$30,000**
D7050	Vestibule	10354739	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	$1,580.00	$1,580										$1,580											**$1,580**
D7050	Throughout Building	10354802	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	8	12	135626	SF	$3.00	$406,878													$406,878									**$406,878**
D8010	Throughout Building	10354647	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	8	7	135626	SF	$6.00	$813,756								$813,756													**$813,756**
E1010	Building Exterior	10354821	Overhead/Dock Door, Loading Dock Rapid Close, Replace	10	4	6	1	EA	$15,750.00	$15,750							$15,750										$15,750				**$31,500**
E1030	Kitchen	10354748	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Art Room - 127A	10354672	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300														$3,300	**$6,600**
E1030	Kitchen	10354697	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354671	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354733	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354823	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354588	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300														$3,300	**$6,600**
E1030	Kitchen	10354775	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700														$6,700	**$13,400**
E1030	Kitchen	10354762	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354651	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Kitchen	10354717	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300														$3,300	**$6,600**
E1030	Kitchen	10354799	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600														$4,600	**$9,200**
E1030	Roof	10354713	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Kitchen	10354781	Foodservice Equipment, Heat Lamps, Food Warming Fixture, Replace	10	4	6	1	EA	$1,800.00	$1,800							$1,800										$1,800					**$3,600**
E1030	Kitchen	10354755	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	10354811	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	10354743	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	10354745	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	10354641	Foodservice Equipment, Heat Lamps, Food Warming Fixture, Replace	10	4	6	1	EA	$1,800.00	$1,800							$1,800										$1,800					**$3,600**
E1030	Kitchen	10354658	Foodservice Equipment, Heat Lamps, Food Warming Fixture, Replace	10	4	6	1	EA	$1,800.00	$1,800							$1,800										$1,800					**$3,600**
E1030	Kitchen	10354761	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Kitchen	10354686	Foodservice Equipment, Steamer, Tabletop, Replace	10	4	6	1	EA	$7,000.00	$7,000							$7,000										$7,000					**$14,000**
E1030	Roof	10354751	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Kitchen	10354694	Foodservice Equipment, Freezer, Chest, Replace	15	6	9	1	EA	$1,800.00	$1,800										$1,800											**$1,800**
E1030	Kitchen	10354615	Foodservice Equipment, Freezer, Chest, Replace	15	6	9	1	EA	$1,800.00	$1,800										$1,800											**$1,800**
E1030	Kitchen	10354665	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000										**$25,000**
E1030	Kitchen	10354794	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000										**$15,000**
E1030	Kitchen	10354731	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	10	20	5	EA	$1,600.00	$8,000																				$8,000	**$8,000**
E1030	Kitchen	10354791	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	10	20	1	EA	$2,500.00	$2,500																				$2,500	**$2,500**
E1030	Kitchen	10354712	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	10	20	1	EA	$2,100.00	$2,100																				$2,100	**$2,100**
E1040	Art Room - 127A	10354771	Ceramics Equipment, Kiln, Replace	20	10	10	2	EA	$3,200.00	$6,400											$6,400										**$6,400**
E1040	Science Rooms	10354598	Laboratory Equipment, Sink, 1-Bowl, Replace	30	14	16	23	EA	$1,725.00	$39,675																	$39,675				**$39,675**
E1040	2nd Floor corridor	10354681	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$1,500							$1,500										$1,500					**$3,000**
E1070	Cafeteria	10354796	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	6	9	800	SF	$13.00	$10,400										$10,400											**$10,400**
E1070	Gymnasium	10354629	Gym Scoreboard, Electronic Standard, Replace	30	10	20	2	EA	$8,500.00	$17,000																				$17,000	**$17,000**
E1070	Gymnasium	10354783	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	10	20	6	EA	$7,830.00	$46,980																				$46,980	**$46,980**
E2010	Throughout Building	10354770	Casework, Cabinetry, High-End or Laboratory, Replace	20	3	17	80	LF	$500.00	$40,000																		$40,000				**$40,000**
E2010	Throughout Building	10354634	Casework, Cabinetry, High-End or Laboratory, Replace	20	2	18	400	LF	$500.00	$200,000																			$200,000			**$200,000**
E2010	Gymnasium	10354744	Bleachers, Telescoping Manual, 16 to 30 Tier (per Seat), Replace	20	10	10	120	EA	$600.00	$72,000											$72,000										**$72,000**
G4050	Building Exterior	10354591	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	46	EA	$800.00	$36,800												$36,800										**$36,800**
Y1050	Restroom	10359157	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	* 0	1	EA	$80.00	$80		$80																				**$80**
Totals, Unescalated											**$0**	**$4,355**	**$0**	**$0**	**$14,400**	**$188,660**	**$114,900**	**$813,756**	**$203,439**	**$433,858**	**$946,200**	**$2,867,552**	**$498,378**	**$474,691**	**$0**	**$337,920**	**$261,475**	**$40,000**	**$441,439**	**$17,600**	**$1,296,436**	**$8,955,059**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$4,486**	**$0**	**$0**	**$16,207**	**$218,709**	**$137,197**	**$1,000,817**	**$257,710**	**$566,086**	**$1,271,614**	**$3,969,362**	**$710,568**	**$697,100**	**$0**	**$526,468**	**$419,591**	**$66,114**	**$751,520**	**$30,862**	**$2,341,508**	**$12,985,918**

William H. Farquhar 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
E2010	Baseball	10354616	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	10	15	4	EA	$120.00	$480																$480						**$480**

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
E2010	Baseball	10354655	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	10	15	7	EA	$120.00	$840																$840						**$840**
F1020	Site	10354758	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	10	20	85	SF	$50.00	$4,250																					$4,250	**$4,250**
G2020	Site	10354716	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	95500	SF	$0.45	$42,975					$42,975					$42,975					$42,975					$42,975		**$171,900**
G2020	Site	10354623	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	95500	SF	$3.50	$334,250																$334,250						**$334,250**
G2050	Basketball Court	10354648	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	7830	SF	$0.45	$3,524					$3,524					$3,524					$3,524					$3,524		**$14,094**
G2050	Tennis Court	10354596	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	4	6	23400	SF	$4.50	$105,300							$105,300										$105,300					**$210,600**
G2050	Tennis Court	10354660	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	4	EA	$1,400.00	$5,600												$5,600										**$5,600**
G2050	Baseball	10354601	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$5,000												$5,000										**$5,000**
G2050	Site	10354654	Sports Apparatus, Soccer, Regulation Goal, Replace	20	9	11	3	EA	$2,500.00	$7,500												$7,500										**$7,500**
G2050	Basketball Court	10354642	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	10	15	7830	SF	$3.50	$27,405																$27,405						**$27,405**
G2050	Basketball Court	10354724	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	10	15	4	EA	$4,750.00	$19,000																$19,000						**$19,000**
G2060	Site	10354652	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	8	EA	$600.00	$4,800												$4,800										**$4,800**
G2060	Site	10354608	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	9	EA	$1,400.00	$12,600																	$12,600					**$12,600**
G2060	Site	10354659	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
G4050	Site	10354690	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	25	EA	$4,000.00	$100,000												$100,000										**$100,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$46,499**	**$0**	**$105,300**	**$0**	**$0**	**$46,499**	**$0**	**$125,900**	**$0**	**$0**	**$46,499**	**$381,975**	**$117,900**	**$0**	**$0**	**$46,499**	**$4,250**	**$921,319**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$52,334**	**$0**	**$125,734**	**$0**	**$0**	**$60,670**	**$0**	**$174,275**	**$0**	**$0**	**$70,333**	**$595,105**	**$189,195**	**$0**	**$0**	**$81,535**	**$7,676**	**$1,356,857**

* 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
D20 Plumbing													
1	10354674	D2010	**Pump**	Circulation/Booster, Domestic Water	10 HP	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	24020	554416	2015		
2	10354666	D2010	**Water Heater** [DWH-1]	Gas, Commercial (400 MBH)	119 GAL	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	State Industries, Inc.	SUF-119-400-NEA 300	2343136312150	2023		
3	10354804	D2010	**Water Heater** [DWH-2]	Gas, Commercial (400 MBH)	119 GAL	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	A. O. Smith	BTH 400A 200	1527M000309	2015		
4	10354628	D2010	**Backflow Preventer**	Domestic Water	6 IN	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Wilkins Zurn	No dataplate	J49219	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10354715	D3020	**Radiator** [CUH-11]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	Vestibule				2015		
2	10354633	D3020	**Radiator** [CUH-12]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	2nd Floor corridor				2015		
3	10354704	D3020	**Radiator** [CUH-13]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	Kitchen				2015		
4	10354779	D3020	**Radiator** [CUH-3]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	1st floor corridor				2015		
5	10354701	D3020	**Radiator** [CUH-5]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	1st floor corridor				2015		
6	10354765	D3020	**Radiator** [CUH-6]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	1st floor corridor				2015		
7	10354736	D3020	**Radiator** [CUH-8]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	Stairwell #3				2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10354780	D3020	**Radiator** [CUH-9]	Hydronic, Column/Cabinet Style (per EA)		William H. Farquhar Middle School / Main Building	2nd Floor corridor				2015		
9	10354631	D3020	**Unit Heater** [PUH-1]	Electric	5 kW	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	TPI Corp	G1G5105CA2N	No dataplate	2015		
10	10354749	D3020	**Boiler Supplemental Components**	Expansion Tank	175 GAL	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	Illegible	Illegible	2015		
11	10354700	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	264 GAL	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	A1000-L	783573	2015		
12	10354825	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		William H. Farquhar Middle School / Main Building	Office - 008				2015		
13	10354784	D3030	**Fan Coil Cassette**	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		William H. Farquhar Middle School / Main Building	Office - 027B				2015		
14	10354800	D3030	**Fan Coil Cassette** [VRT-13]	Variable Refrigerant Volume (VRV) Interior Unit, 1 to 2 TON		William H. Farquhar Middle School / Main Building	Main Office				2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10354664	D3030	**Heat Pump** [HP-1]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 028	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000002-7735040299	2016		
16	10354661	D3030	**Heat Pump** [HP-10]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 002	Bosch	LV036-2VTN-FRTAUB-XFGAXXXX	2940-559-000002-7735040319	2016		
17	10354691	D3030	**Heat Pump** [HP-11]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 005	Bosch	LV036-2VTN-FRTAUB-XFGAXXXX	2940-559-0000003-7735040299	2016		
18	10354594	D3030	**Heat Pump** [HP-12]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 005	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000003-7735040319	2016		
19	10354682	D3030	**Heat Pump** [HP-13]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 013	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000004-7735040319	2016		
20	10354696	D3030	**Heat Pump** [HP-14]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 013	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040322	2016		
21	10354609	D3030	**Heat Pump** [HP-15]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 013	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040303	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10354772	D3030	**Heat Pump** [HP-16]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 008	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040299	2016		
23	10354760	D3030	**Heat Pump** [HP-17]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 008	Bosch	LV036-2VTN-FRTAUB-XFGAXXXX	2940-559-000001-7735040319	2016		
24	10354734	D3030	**Heat Pump** [HP-19]	Water Source	4 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 128	Bosch	LV048-4VTN-FLTAUB-XDGAXXXXX7X XX XXSBA	2940-559-000002-7735040306	2016		
25	10354673	D3030	**Heat Pump** [HP-2]	Water Source	4 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 028	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040301	2016		
26	10354620	D3030	**Heat Pump** [HP-20]	Water Source	2 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 119	Bosch	LV024-2VTN-FRTAUB-XDGAXXX	2940-559-000001-7735040302	2016		
27	10354807	D3030	**Heat Pump** [HP-21]	Water Source	2 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 119	Bosch	LV024-2VTN-FRTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-0000002-7735040302	2016		
28	10354720	D3030	**Heat Pump** [HP-22]	Water Source	2 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 117	Bosch	LV024-2VTN-FLTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040316	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10354668	D3030	**Heat Pump** [HP-24]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 102	Bosch	LV036-2VTN-FLTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040318	2016		
30	10354687	D3030	**Heat Pump** [HP-25]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 102	Bosch	LV036-2VTN-FRTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040326	2016		
31	10354619	D3030	**Heat Pump** [HP-28]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 108	Bosch	LV036-2VTN-FLTAUB-XDGAXXXXX XXXX4XXXXSBA	2940-559-000003-7735040318	2016		
32	10354815	D3030	**Heat Pump** [HP-29]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 108	Bosch	LV036-2VTN-FRTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000003-7735040326	2016		
33	10354606	D3030	**Heat Pump** [HP-3]	Water Source	3.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 032	Bosch	LV042-4VTN-FRTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040300	2016		
34	10354769	D3030	**Heat Pump** [HP-30]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 113	Bosch	LV036-2VTN-FRTAUB-XDGAXXXX	2940-559-000004-7735040326	2016		
35	10354746	D3030	**Heat Pump** [HP-31]	Water Source	3.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 113	Bosch	LV042-4VTN-FLTAUB-XDGAXXX	2940-559-000003-7735040322	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10354768	D3030	**Heat Pump** [HP-32]	Water Source	2.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 113	Bosch	LV030-2VTN-FLTAUB-XDGAXXXX	2940-559-0000002-7735040303	2016		
37	10354699	D3030	**Heat Pump** [HP-33]	Water Source	6 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 230A	Bosch	LV007-2VTN-FLTPUB-XCGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040304	2016		
38	10354612	D3030	**Heat Pump** [HP-34]	Water Source	2.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 221	Bosch	LV030-2VTN-FRTAUB-XDGAXXXXX	2940-559-000001-7735040328	2016		
39	10354709	D3030	**Heat Pump** [HP-35]	Water Source	2.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 221	Bosch	LV030-2VTN-FLTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000003-7735040303	2016		
40	10354801	D3030	**Heat Pump** [HP-36]	Water Source	2 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 218	Bosch	LV024-2VTN-FRTAUB-XDGAXXXX	# 2940-559-000003-7735040302	2016		
41	10354792	D3030	**Heat Pump** [HP-37]	Water Source	2 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 218	Bosch	LV024-2VTN-FRTAUB-XDGAXXXXX7	2940-559-000004-7735040302	2016		
42	10354798	D3030	**Heat Pump** [HP-38]	Water Source	6 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 218	Bosch	LV007-2VTN-FLTPUB-XCGAXXXXX7XXXX4XXXXSBA	2940-559-000002-7735040304	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10354602	D3030	**Heat Pump** [HP-39]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 202	Bosch	LV036-2VTN-FLTAUB-XFGAXXXX	2940-559-000004-7735040299	2016		
44	10354675	D3030	**Heat Pump** [HP-4]	Water Source	4 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 032	Bosch	LV048-4VTN-FLTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040306	2016		
45	10354583	D3030	**Heat Pump** [HP-40]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 202	Bosch	LV036-2VTN-FRTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-0000005-7735040319	2016		
46	10354818	D3030	**Heat Pump** [HP-41]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 205	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX	2940-559-000005-7735040299	2016		
47	10354718	D3030	**Heat Pump** [HP-42]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 205	Bosch	LV036-2VTN-FRTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000006-7735040319	2016		
48	10354679	D3030	**Heat Pump** [HP-43]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 208	Bosch	LV036-2VTN-FLTAUB-XFGAXX	2940-559-0000006-7735040299	2016		
49	10354692	D3030	**Heat Pump** [HP-44]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 208	Bosch	LV036-2VTN-FRTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000007-7735040319	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10354676	D3030	**Heat Pump** [HP-45]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 214	Bosch	LV036-2VTN-FRTAUB-XFGAXXXXX XXXX4XXXXSBA	2940-559-000008-7735040319	2016		
51	10354684	D3030	**Heat Pump** [HP-46]	Water Source	5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 214	Bosch	LV007-2VTN-FLTPUB-XCGAXXXXX7XXXX4XXXXSBA	2940-559-000004-7735040303	2016		
52	10354721	D3030	**Heat Pump** [HP-47]	Water Source	3.5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 214	Bosch	LV042-4VTN-FLTAUB-XDGAXXXXX7XXXX XXXXSBA	2940-559-000004-7735040322	2016		
53	10354677	D3030	**Heat Pump** [HP-5]	Water Source	5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 032	Bosch	LV060-4VTN-FRTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040305	2016		
54	10354637	D3030	**Heat Pump** [HP-6]	Water Source	5 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 034	Bosch	LV060-4VTN-FLTAUB-XDGAXXXXX7XXXX4XXXXSBA	2940-559-000001-7735040307	2016		
55	10354722	D3030	**Heat Pump** [HP-9]	Water Source	3 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 002	Bosch	LV036-2VTN-FLTAUB-XFGAXXXXX7XXXX4XXXXSBA	2940-559-000007-7735040299	2016		
56	10354656	D3030	**Heat Pump** [WCCU-1]	Var Refrig Vol (VRV)	6 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 013	Daikin Industries	RWEYQ72PYDN	A000398	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10354728	D3030	**Heat Pump** [WCCU-2]	Var Refrig Vol (VRV)	6 TON	William H. Farquhar Middle School / Main Building	Mechanical Room - 013	Daikin Industries	RWEYQ72PYDN	A000376	2016		
58	10354820	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKN18KEVJU5	Illegible	2014		
59	10354638	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RZQ18PVJUS	A003335	2015		
60	10354640	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RZQ 18PVJU9	A003334	2015		
61	10354586	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RZQ18PVJU9	A003329	2015		
62	10354603	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKN18KEVJUS	G002057	2015		
63	10354787	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKN18KEVJUS	A003316	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	10354790	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RXS18LVJU	E010551	2015		
65	10354663	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKN18KEVJU5	G001933	2014		
66	10354795	D3030	**Split System Ductless**	Single Zone	1.5 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKN18KEVJU5	Illegible	2014		
67	10354742	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	3 TON	William H. Farquhar Middle School / Main Building	Roof	Daikin Industries	RKS36LVJU	E005138	2015		
68	10354600	D3050	**Pump** [#1]	Distribution, HVAC Heating Water	50 HP	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	No dataplate	No dataplate	2015		
69	10354782	D3050	**Pump** [#2]	Distribution, HVAC Heating Water	50 HP	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	No dataplate	No dataplate	2015		
70	10354698	D3050	**Air Handler** [DOAS-1]	Exterior AHU	7800 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-07-EW-D-FP-WM24-SS	2481-01	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
71	10354610	D3050	**Air Handler** [DOAS-2]	Exterior AHU	7800 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-07-EW-D-FP-WM24-SS	2481-02	2015		
72	10354670	D3050	**Air Handler** [DOAS-3]	Exterior AHU	7800 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-07-EW-D-FP-WM24-SS	2481-03	2015		
73	10354607	D3050	**Air Handler** [DOAS-5]	Exterior AHU	7500 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-04-EW-D-FP-WM24-SS	2481-04	2016		
74	10354786	D3050	**Air Handler** [DOAS-6]	Exterior AHU	3000 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-03-FP-HG-TB	2481-05	2015		
75	10354645	D3050	**Air Handler** [ERU-1]	Exterior AHU	12000 CFM	William H. Farquhar Middle School / Main Building	Roof	ANNEXAIR	ERP-E-12-EW04-D-HR-WM38-SS	2481-06	2015		
76	10354826	D3050	**Make-Up Air Unit** [MUA-1]	MUA or MAU	2480 CFM	William H. Farquhar Middle School / Main Building	Roof	CaptiveAire Systems	A1-D.500-G10	#2410039 F	2015		
77	10354763	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	16 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-016-3-0-E709-000	201509-BNCM10136.	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10354705	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	13 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-013-3-0-E709-000	201509-ANCK10127	2015		
79	10354738	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	13 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-013-3-0-E709-000	201509-ANCK10125	2015		
80	10354777	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	11 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-011-3-0-E709-000	RN-011-3-0-E709-000: BEAC P0BDBD00A0D00HBD00000000MTU	2015		
81	10354778	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-020-3-0-709-000	201509-BNCP10137	2015		
82	10354627	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	8 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-008-3-0-709-000	201509-ANCH10130	2015		
83	10354644	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	16 TON	William H. Farquhar Middle School / Main Building	Roof	AAON, Inc.	RN-016-3-0-E709-000	201509 BNCM10135	2015		
84	10354719	D3060	**Axial Flow Fan** [SF-1]	In-Line, 10 HP Motor	400 CFM	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Inaccessible	Inaccessible	Inaccessible	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
85	10354597	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 24" Damper	4570 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	BCRUR-210B	15-000000159978	2015		
86	10354788	D3060	**Exhaust Fan** [EF-11]	Roof or Wall-Mounted, 12" Damper	696 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	15-000000159967	2015		
87	10354604	D3060	**Exhaust Fan** [EF-12]	Roof or Wall-Mounted, 16" Damper	1505 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-100B	15-000000159979	2015		
88	10354702	D3060	**Exhaust Fan** [EF-13]	Roof or Wall-Mounted, 12" Damper	696 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	15-001000159988	2015		
89	10354809	D3060	**Exhaust Fan** [EF-14]	Roof or Wall-Mounted, 16" Damper	1200 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-100B	115-000000159980	2015		
90	10354812	D3060	**Exhaust Fan** [EF-15]	Roof or Wall-Mounted, 16" Damper	1200 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-130B	115-000000159971	2015		
91	10354726	D3060	**Exhaust Fan** [EF-16]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-110B	Illegible	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
92	10354605	D3060	**Exhaust Fan** [EF-17]	Roof or Wall-Mounted, 16" Damper	1200 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	115-000000159969	2015		
93	10354827	D3060	**Exhaust Fan** [EF-18]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-110B	Illegible	2015		
94	10354774	D3060	**Exhaust Fan** [EF-19]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-110B	Illegible	2015		
95	10354793	D3060	**Exhaust Fan** [EF-20]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-140B	Illegible	2015		
96	10354706	D3060	**Exhaust Fan** [EF-21]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-140B	15-000000159982	2015		
97	10354630	D3060	**Exhaust Fan** [EF-22]	Roof or Wall-Mounted, 24" Damper	2261 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-140B	15-000000159983	2015		
98	10354643	D3060	**Exhaust Fan** [EF-23]	Roof or Wall-Mounted, 10" Damper	480 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-083B	15-000000159984	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
99	10354707	D3060	**Exhaust Fan** [EF-25]	Roof or Wall-Mounted, 24" Damper	5000 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-095B	115-000000159973	2015		
100	10354649	D3060	**Exhaust Fan** [EF-4]	Roof or Wall-Mounted, 42" Damper	20000 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	BCRU-420B	15-000000159857	2015		
101	10354636	D3060	**Exhaust Fan** [EF-5]	Roof or Wall-Mounted, 12" Damper	600 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-085B	15-000000159966	2015		
102	10354624	D3060	**Exhaust Fan** [EF-7]	Roof or Wall-Mounted, 24" Damper	2723 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-130B	15-000000159970	2015		
103	10354729	D3060	**Exhaust Fan** [EF-8]	Roof or Wall-Mounted, 24" Damper	5000 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRD-095B	15-000000159972	2015		
104	10354819	D3060	**Exhaust Fan** [EF-9]	Roof or Wall-Mounted, 16" Damper	1638 CFM	William H. Farquhar Middle School / Main Building	Roof	Twin City Fan & Blower	DCRU-110B	15-000000159974	2015		
105	10354614	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		William H. Farquhar Middle School / Main Building	Kitchen	Berner International Corp.	No dataplate	No dataplate	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10354711	D4010	**Backflow Preventer**	Fire Suppression	2 IN	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Wilkins Zurn			2015		
2	10354725	D4010	**Backflow Preventer**	Fire Suppression	8 IN	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Armstrong Air	350	J49749	2015		
3	10354667	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		William H. Farquhar Middle School / Main Building	Kitchen				2015		12
4	10354810	D4030	**Fire Extinguisher**	Type ABC, up to 20 LB		William H. Farquhar Middle School / Main Building	Throughout Building						20
5	10354756	D4030	**Fire Extinguisher**	Wet Chemical/CO2		William H. Farquhar Middle School / Main Building	Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10354785	D5010	**Generator**	Gas or Gasoline	120 KW	William H. Farquhar Middle School / Main Building	Building Exterior	Kohler	Inaccessible	Inaccessible	2015		
2	10354595	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Kohler			2015		
3	10354613	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Kohler			2015		
4	10354589	D5010	**Automatic Transfer Switch** [MTS]	ATS	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Kohler			2015		
5	10354592	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 230	Eaton Cutler-Hammer			2015		
6	10354741	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 126	Eaton Cutler-Hammer			2015		
7	10354776	D5020	**Secondary Transformer** [TC1]	Dry, Stepdown	30 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 026A	Eaton Cutler-Hammer			2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10354773	D5020	**Secondary Transformer** [TCV]	Dry, Stepdown	75 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 145	Eaton Cutler-Hammer			2015		
9	10354685	D5020	**Secondary Transformer** [TEP1]	Dry, Stepdown	15 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Eaton Cutler-Hammer			2015		
10	10354650	D5020	**Secondary Transformer** [TMP]	Dry, Stepdown	30 KVA	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	Eaton Cutler-Hammer			2015		
11	10354581	D5020	**Secondary Transformer** [TR1]	Dry, Stepdown	112 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 026A	Eaton Cutler-Hammer			2015		
12	10354806	D5020	**Secondary Transformer** [TR2]	Dry, Stepdown	112 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 126	Eaton Cutler-Hammer			2015		
13	10354747	D5020	**Secondary Transformer** [TR3]	Dry, Stepdown	75 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 230	Eaton Cutler-Hammer			2015		
14	10354735	D5020	**Secondary Transformer** [TRV]	Dry, Stepdown	75 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 145	Eaton Cutler-Hammer			2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10354708	D5020	**Secondary Transformer** [TSP1]	Dry, Stepdown	75 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Eaton Cutler-Hammer			2015		
16	10354632	D5020	**Secondary Transformer** [TSV]	Dry, Stepdown	30 KVA	William H. Farquhar Middle School / Main Building	Electrical Room - 145	Eaton Cutler-Hammer			2015		
17	10354646	D5020	**Switchboard**	277/480 V	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Eaton Cutler-Hammer			2015		
18	10354831	D5020	**Distribution Panel** [DV]	277/480 V	1200 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Eaton Cutler-Hammer			2015		
19	10354582	D5020	**Distribution Panel** [M3]	277/480 V	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 230	Eaton Cutler-Hammer			2015		
20	10354621	D5020	**Distribution Panel** [M4]	277/480 V	400 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 230	Eaton Cutler-Hammer			2015		
21	10354617	D5020	**Distribution Panel** [MD]	277/480 V	1200 AMP	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	Eaton Cutler-Hammer			2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10354808	D5030	**Variable Frequency Drive** [P-1]	VFD, by HP of Motor	50 HP	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	ABB	No dataplate	No dataplate	2016		
23	10354757	D5030	**Variable Frequency Drive** [P-2]	VFD, by HP of Motor	50 HP	William H. Farquhar Middle School / Main Building	A/S Control Room - 027D	ABB	No dataplate	No dataplate	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10354723	D7050	**Fire Alarm Panel**	Fully Addressable	75	William H. Farquhar Middle School / Main Building	Electrical Room - 027A	EST	EST3	No dataplate	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10354731	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		William H. Farquhar Middle School / Main Building	Kitchen				2015		5
2	10354712	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		William H. Farquhar Middle School / Main Building	Kitchen				2015		
3	10354791	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		William H. Farquhar Middle School / Main Building	Kitchen				2015		
4	10354672	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		William H. Farquhar Middle School / Main Building	Art Room - 127A	Greenheck	G0-72.00-S	14572364	2015		
5	10354588	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		William H. Farquhar Middle School / Main Building	Kitchen	CaptiveAire Systems	6630 ND-2	2166408	2015		
6	10354717	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		William H. Farquhar Middle School / Main Building	Kitchen	CaptiveAire Systems	6630 ND-2	2166408	2015		
7	10354755	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		William H. Farquhar Middle School / Main Building	Kitchen	BSI	No dataplate	768493-3A	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10354743	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		William H. Farquhar Middle School / Main Building	Kitchen	BSI	No dataplate	No dataplate	2016		
9	10354745	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		William H. Farquhar Middle School / Main Building	Kitchen	BSI	No dataplate	No dataplate	2016		
10	10354694	E1030	**Foodservice Equipment**	Freezer, Chest		William H. Farquhar Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
11	10354615	E1030	**Foodservice Equipment**	Freezer, Chest		William H. Farquhar Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
12	10354781	E1030	**Foodservice Equipment**	Heat Lamps, Food Warming Fixture		William H. Farquhar Middle School / Main Building	Kitchen	Hatco	GRSDS-36D	7804681606 I			
13	10354641	E1030	**Foodservice Equipment**	Heat Lamps, Food Warming Fixture		William H. Farquhar Middle School / Main Building	Kitchen	Hatco	GRSDS-36D	7804691606			
14	10354658	E1030	**Foodservice Equipment**	Heat Lamps, Food Warming Fixture		William H. Farquhar Middle School / Main Building	Kitchen	Hatco	GRSDS-36D	7804681606			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10354775	E1030	**Foodservice Equipment**	Icemaker, Freestanding		William H. Farquhar Middle School / Main Building	Kitchen	Scotsman	B322S	15111320010893	2015		
16	10354748	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RW232NP-X0043	T14036L15	2015		
17	10354697	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RHT232NPUT-FHG	T39983B16	2015		
18	10354671	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RW232NP-X0043	T14034L16	2015		
19	10354733	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RW232NP-X0043	T14034L15	2015		
20	10354762	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RW232NP-X0043	T14035L15	2015		
21	10354799	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		William H. Farquhar Middle School / Main Building	Kitchen	Traulsen	RW232NP-X0043	T14037L15	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10354811	E1030	**Foodservice Equipment**	Steamer, Tabletop		William H. Farquhar Middle School / Main Building	Kitchen	Rational	SCC WE 102G	G12SH15072469891			
23	10354761	E1030	**Foodservice Equipment**	Steamer, Tabletop		William H. Farquhar Middle School / Main Building	Kitchen	Rational	SCC WE 102G	G12SH15072469640			
24	10354686	E1030	**Foodservice Equipment**	Steamer, Tabletop		William H. Farquhar Middle School / Main Building	Kitchen	Rational	SCC WE 102G	G12SH15072469639			
25	10354713	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		William H. Farquhar Middle School / Main Building	Roof	Heatcraft	BZS055L6C	T16A02054	2016		
26	10354751	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		William H. Farquhar Middle School / Main Building	Roof	Heatcraft	BHS015X6C	T16A04120	2016		
27	10354823	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		William H. Farquhar Middle School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2015		
28	10354651	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		William H. Farquhar Middle School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10354665	E1030	**Foodservice Equipment**	Walk-In, Freezer		William H. Farquhar Middle School / Main Building	Kitchen	Bally	Inaccessible	Inaccessible	2015		
30	10354794	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		William H. Farquhar Middle School / Main Building	Kitchen	Bally	Inaccessible	Inaccessible	2015		
31	10354771	E1040	**Ceramics Equipment**	Kiln		William H. Farquhar Middle School / Main Building	Art Room - 127A				2015		2
32	10354681	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		William H. Farquhar Middle School / Main Building	2nd Floor corridor						