# FACILITY CONDITION ASSESSMENT

*prepared for*

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

Forest Oak Middle School
651 Saybrooke Oaks Boulevard
Gaithersburg, MD 20877


**PREPARED BY:**
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**BV PROJECT #:**
*172559.25R000-146.354*

**DATE OF REPORT:**
*May 8, 2026*

**ON SITE DATE:**
*February 23, 2026*

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# 1. Executive Summary

## Property Overview and Assessment Details

| General Information | |
|---|---|
| **Property Type** | Middle School |
| **Number of Buildings** | 1 |
| **Main Address** | 651 Saybrooke Oaks Boulevard, Gaithersburg, MD 20877 |
| **Site Developed** | 1999 |
| **Outside Occupants / Leased Spaces** | None |
| **Date(s) of Visit** | February 23, 2026 |
| **Management Point of Contact** | Montgomery County Public Schools<br>Greg Kellner<br>Facilities Manager, Office of Facilities Management<br>Direct 240.740.7746<br>Gregory_Kellner@mcpsmd.org |
| **On-site Point of Contact (POC)** | Elisio, Building Services Manager<br>240.474.6943 |
| **Assessment & Report Prepared By** | William Hunt |
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| **AssetCalc Link** | Full dataset for this assessment can be found at:<br>https://www.assetcalc.net/ |

# Campus Findings and Deficiencies

## Historical Summary

The building construction was completed in 1999 and there has not been a major renovation since that time. The most obvious improvement was roof replacement in 2023.

## Architectural

The construction system appears to be a combination of steel columns and beams, and masonry load bearing walls supported by a concrete foundation. It appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes could not be observed closely due to snow, although leaking was reported. The roof was only installed 2.5 years ago so it is under warranty. Overall, the exterior envelope systems and components were observed to be performing adequately. Some teachers have complained about mold, but there has been testing and the tests were unable to find any mold. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear. Although, the paint in the building service area flooring had significantly deteriorated.

## Mechanical, Electrical, Plumbing and Fire (MEPF)

The central HVAC system is made up of boilers, chillers, and cooling tower feeding roof mounted and interior air handling units. The HVAC systems and BMS controls were reported to generally have issues. Several rooms are reported to be too hot or cold, although an exact cause was unknown. It is likely partially due to aged equipment. Most of the major equipment has exceeded their expected useful life and should be replaced in the near term.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. Two domestic gas water heaters are fairly new and provide hot water throughout. No significant leaks or pressure issues were reported with the plumbing system.

Electrical service equipment and systems appear generally adequate. Although exterior lighting was reportedly too dim, particularly in the rear. It is recommended to replace fixtures in the short term.

A fire alarm and sprinkler system are present.

## Site

The facility’s site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. Pole lights are present throughout the site. Chain-link fencing surrounds a cooling tower and the tennis courts.

## 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 0.50504.

## Immediate Needs

There are no immediate needs to report.

## Key Findings

### Parking Lots in Poor Condition.

Pavement, Asphalt
Site Forest Oak Middle School Site

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2027**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $22,500

**$$$**$

Pavement displays excessive cracking throughout. - AssetCALC ID: 10399538

### Athletic Surfaces & Courts in Poor Condition.

Tennis/Volleyball, 2-Color Surface
Site Forest Oak Middle School Site

Uniformat Code: G2050
Recommendation: **Seal & Stripe in 2027**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $30,000

**$$$**$

Play court displays excessive cracking and general surface deterioration. - AssetCALC ID: 10399534

### Exterior Light in Poor Condition.

Any type, with LED Replacement
Main Building Forest Oak Middle School
Building Exterior

Uniformat Code: D5040
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,000

**$$$**$

Site exterior lighting is aged and overall illumination is inadequate. - AssetCALC ID: 10399372

### Foodservice Equipment in Poor Condition.

Walk-In, Freezer
Main Building Forest Oak Middle School
Kitchen

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $25,000

**$$$**$

Freezer has exceeded EUL and has recurring issues according to staff. - AssetCALC ID: 10394540

## Foodservice Equipment in Poor Condition.

Food Warmer, Proofing Cabinet on Wheels
Main Building Forest Oak Middle School
Kitchen

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$**$$$

The units are not heating as originally designed. - AssetCALC ID: 10394561

## Foodservice Equipment in Poor Condition.

Food Warmer, Proofing Cabinet on Wheels
Main Building Forest Oak Middle School
Kitchen

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

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$**$$$

Unit is having intermittent operational issue. - AssetCALC ID: 10394567

## Flooring in Poor Condition.

Any surface, with Paint or Sealant
Main Building Forest Oak Middle School
Building Service and Boiler Room

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2027**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $10,500

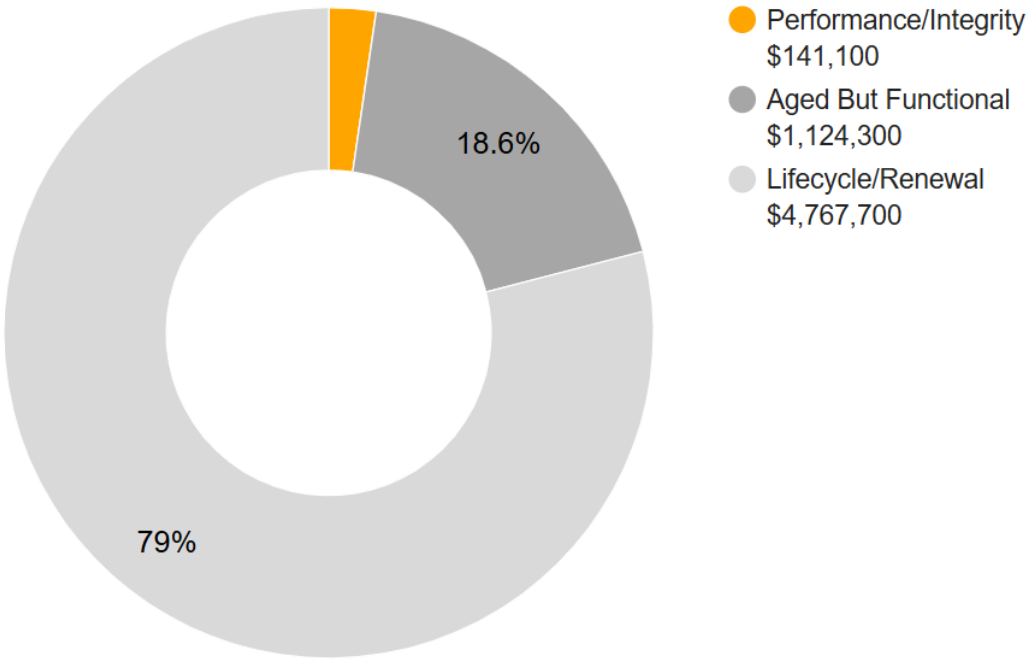
**$$$**$

Floor paint is significantly worn away. - AssetCALC ID: 10399382

## Plan Types

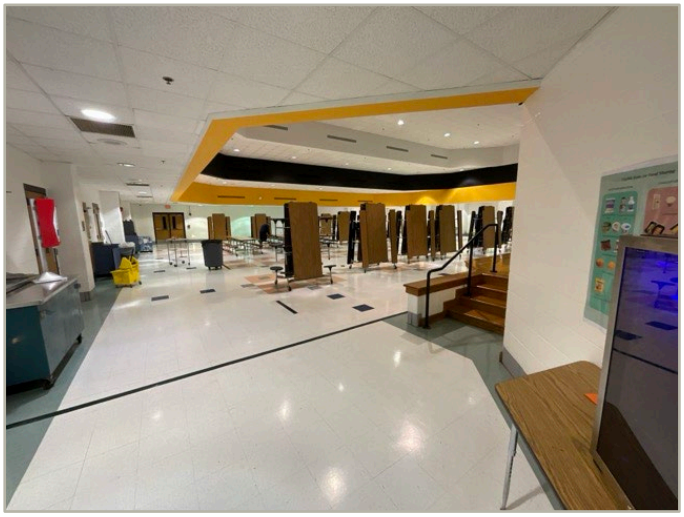
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one 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 & Distribution | | |
|---|---|---|
| **Safety** | | An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk. |
| **Performance/Integrity** | | Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability. |
| **Accessibility** | | Does not meet ADA, UFAS, and/or other accessibility requirements. |
| **Environmental** | | Improvements to air or water quality, including removal of hazardous materials from the building or site. |
| **Retrofit/Adaptation** | | Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs. |
| **Aged But Functional** | | Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic. |
| **Lifecycle/Renewal** | | Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted. |




**10-YEAR TOTAL: $6,033,100**

# 2. Building Information



| Main Building: Systems Summary | | |
|---|---|---|
| **Address** | 651 Saybrooke Oaks Boulevard, Gaithersburg, MD 20877 | |
| **GPS Coordinates** | 39°09'14.97" N ; 77°11'06.50" W | |
| **Constructed/Renovated** | 1999 | |
| **Building Area** | 132,259 SF | |
| **Number of Stories** | 2 above grade | |
| *System* | *Description* | *Condition* |
| **Structure** | Steel columns, beams, and masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system | Good |
| **Façade** | Primary Wall Finish: Brick<br>Windows: Aluminum | Fair |
| **Roof** | Primary: Flat construction with modified bituminous finish<br>Secondary: Gable construction with asphalt shingles | Good |
| **Interiors** | Walls: Painted gypsum board, painted CMU<br>Floors: Carpet, VCT, wood strips, painted concrete<br>Ceilings: ACT, unfinished/exposed | Fair |
| **Elevators** | Passenger: 1 hydraulic cars serving 2 floors | Fair |

| Main Building: Systems Summary | | |
|---|---|---|
| **Plumbing** | Distribution: Copper supply piping and waste & ventilation piping<br>Hot Water: Gas water heater with integral tank<br>Fixtures: Toilets, urinals, and sinks in restrooms | Fair |
| **HVAC** | Central System: Boilers, chillers feeding AHUs, hydronic cabinet terminal units, FCUs<br>Non-Central System: Split systems | Fair |
| **Fire Suppression** | Sprinkler system and fire extinguishers | Fair |
| **Electrical** | Source & Distribution: Main switchboard with copper wiring<br>Interior Lighting: LED, linear fluorescent<br>Exterior Building-Mounted Lighting: LED, HPS, CFL<br>Emergency Power: Diesel generator with automatic transfer switch | Fair |
| **Fire Alarm** | Alarm panel with smoke 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** | Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof. | |
| **Key Spaces Not Observed** | None | |

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 | - | - | - | - | $106,000 | $106,000 |
| Roofing | - | - | - | - | $2,337,800 | $2,337,800 |
| Interiors | - | $11,100 | $20,200 | $1,384,500 | $748,300 | $2,164,100 |
| Conveying | - | - | $100,000 | - | $15,800 | $115,800 |
| Plumbing | - | - | - | $132,700 | $1,177,300 | $1,310,000 |
| HVAC | - | $10,600 | $98,400 | $1,265,200 | $1,657,700 | $3,031,900 |
| Fire Protection | - | - | $11,800 | $179,300 | - | $191,100 |
| Electrical | - | $16,500 | $199,200 | $895,700 | $698,500 | $1,809,900 |
| Fire Alarm & Electronic Systems | - | - | - | $374,500 | $851,300 | $1,225,800 |
| Equipment & Furnishings | - | $30,100 | $68,800 | $126,900 | $154,400 | $380,200 |
| **TOTALS** (3% inflation) | **-** | **$68,300** | **$498,400** | **$4,358,800** | **$7,747,000** | **$12,672,500** |

# 3. Site Summary

| Site Information | | |
|---|---|---|
| **Site Area** | 41.2 acres | |
| **Parking Spaces** | Around 110 spaces in lot | |
| *System* | *Description* | *Condition* |
| **Site Pavement** | Asphalt parking lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalk | Fair |
| **Site Development** | Building-mounted signage; chain link fencing<br>Playgrounds and sports fields<br>Limited park benches, picnic tables, trash receptacles | Fair |
| **Landscaping & Topography** | Limited landscaping features including lawns, trees, and bushes<br>Irrigation not present<br>Low to moderate site slopes throughout | Good |
| **Utilities** | Municipal water and sewer<br>Local utility-provided electric and natural gas | Good |
| **Site Lighting** | Pole-mounted: LED, HPS | Fair |
| **Ancillary Structures** | None | -- |
| **Site Accessibility** | Presently it does not appear an accessibility study is needed for the exterior site areas. See the appendix for associated photos and additional information. | |

| Site Information | |
|---|---|
| **Site Additional Studies** | No additional studies are currently recommended for the exterior site areas. |
| **Site Areas Observed** | Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition. |
| **Site Key Spaces Not Observed** | All key areas of the exterior site were accessible and observed. |

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

**System Expenditure Forecast**

| System | Immediate | Short Term (1-2 yr) | Near Term (3-5 yr) | Med Term (6-10 yr) | Long Term (11-20 yr) | TOTAL |
|---|---|---|---|---|---|---|
| HVAC | - | - | $28,500 | - | $216,700 | $245,300 |
| Site Development | - | $31,800 | - | $51,900 | $57,500 | $141,200 |
| Site Pavement | - | $23,900 | - | $27,700 | $311,500 | $363,100 |
| Site Utilities | - | - | - | $38,200 | - | $38,200 |
| **TOTALS** (3% inflation) | **-** | **$55,700** | **$28,500** | **$117,800** | **$585,700** | **$787,700** |

# 4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

| Accessibility Summary | | | |
|---|---|---|---|
| *Facility* | *Year Built/ Renovated* | *Prior Study Provided?* | *Major/Moderate Issues Observed?* |
| General Site | 1999 | No | No |
| Main Building | 1999 | 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 Forest Oak Middle School, 651 Saybrooke Oaks Boulevard, Gaithersburg, MD 20877, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

**Reviewed by:** Daniel White
Daniel White
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Bill Champion
Program Manager
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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

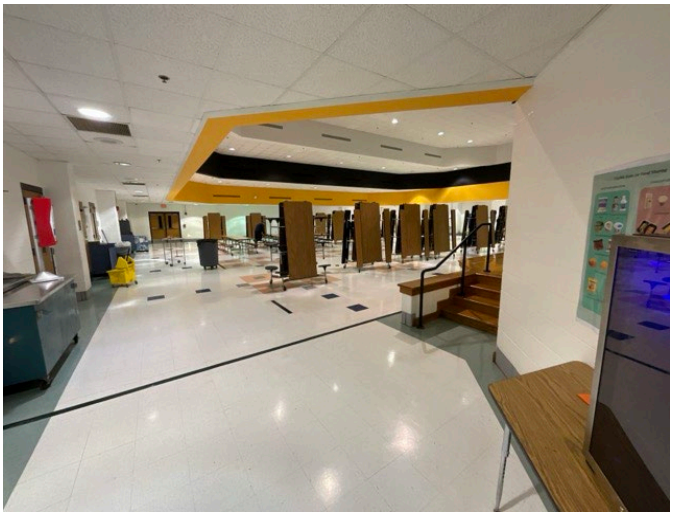
1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

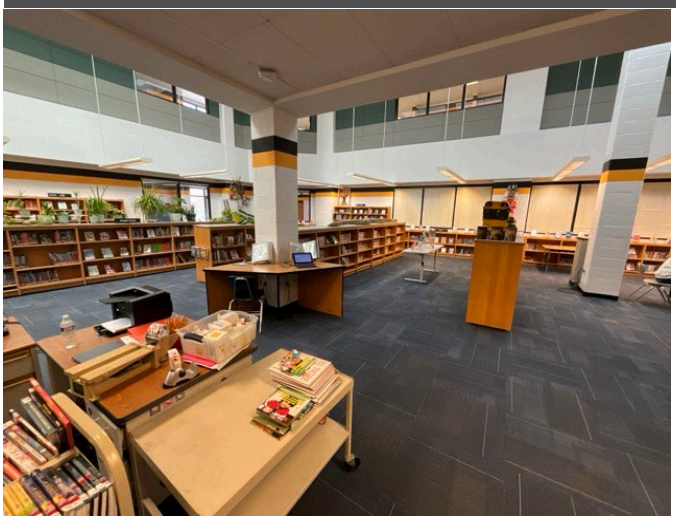
4 - RIGHT ELEVATION

5 - MAIN ENTRANCE

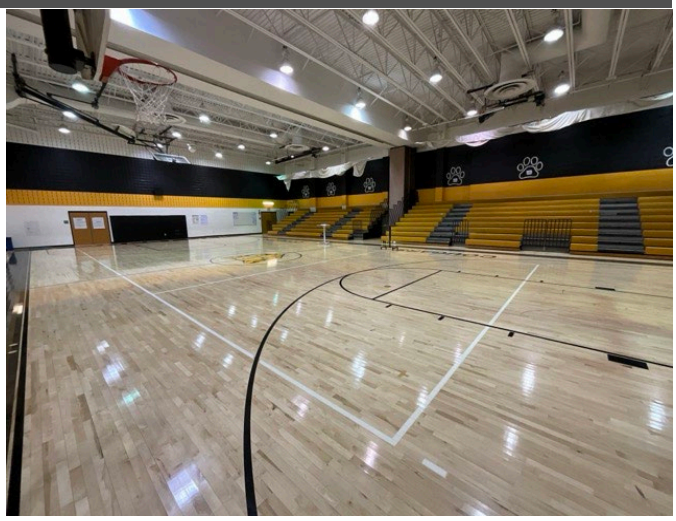


6 - CAFETERIA

## Photographic Overview

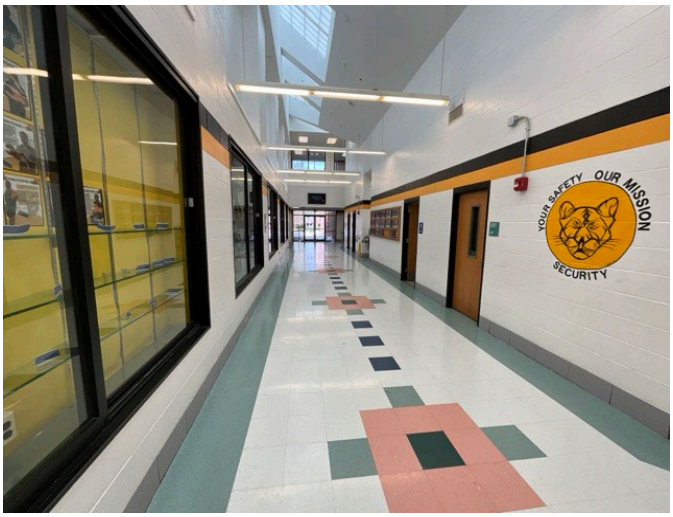


7 - MEDIA CENTER

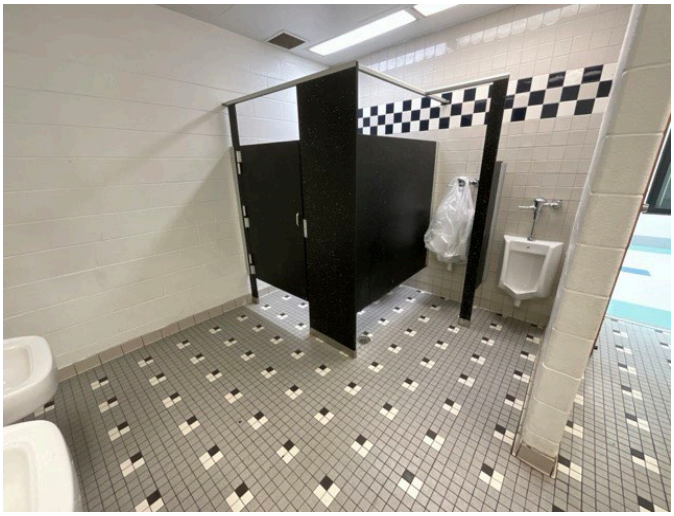


8 - GYMNASIUM

9 - COMMERCIAL KITCHEN




10 - TYPICAL HALLWAY



11 - RESTROOM

12 - ELEVATOR

## Photographic Overview

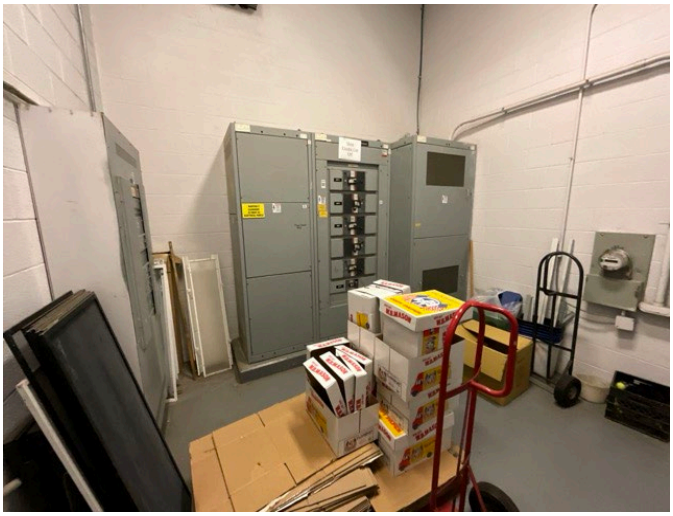
13 - BOILER

14 - CHILLER

15 - TYPICAL PUMP

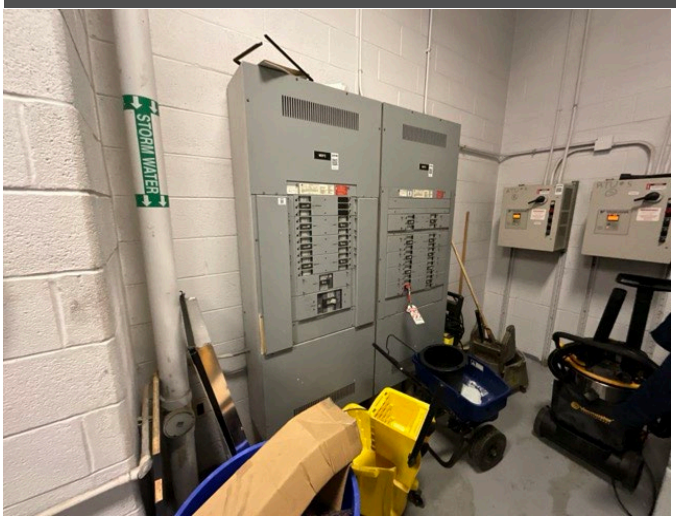
16 - WATER HEATER


17 - FIRE ALARM PANEL



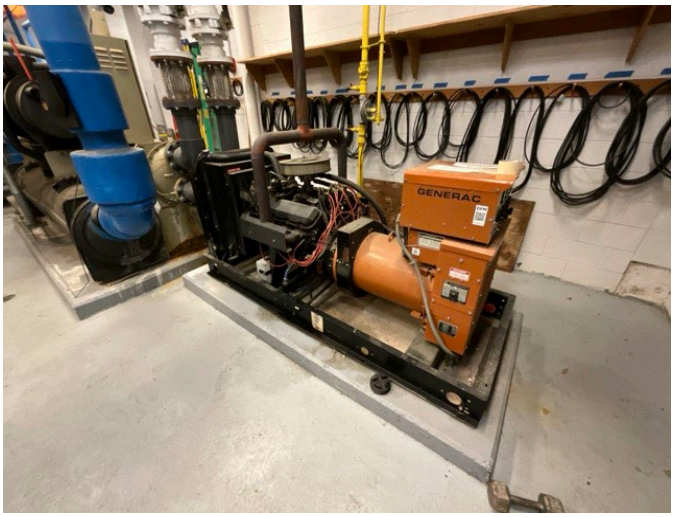
18 - SWITCHBOARD

## Photographic Overview



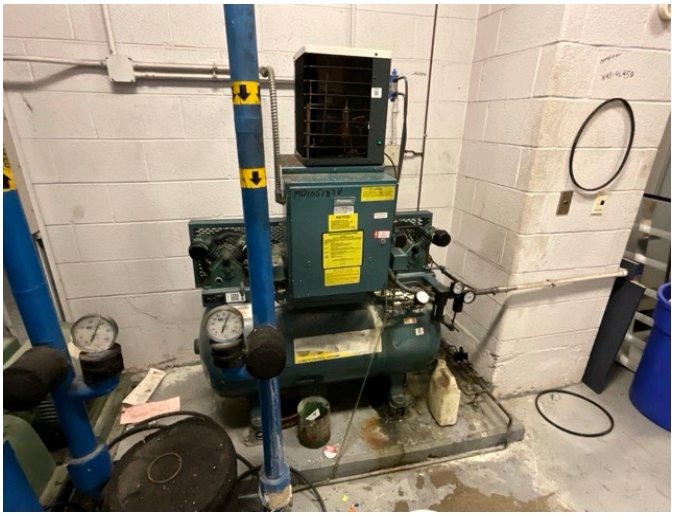

19 - DISTRIBUTION PANEL

20 - TRANSFORMER




21 - GENERATOR

22 - ROOFTOP PACKAGED UNIT



23 - AIR COMPRESSOR


24 - COOLING TOWER

## Photographic Overview

25 - SPORTS FIELDS

26 - BASKETBALL COURT

27 - PARKING LOT

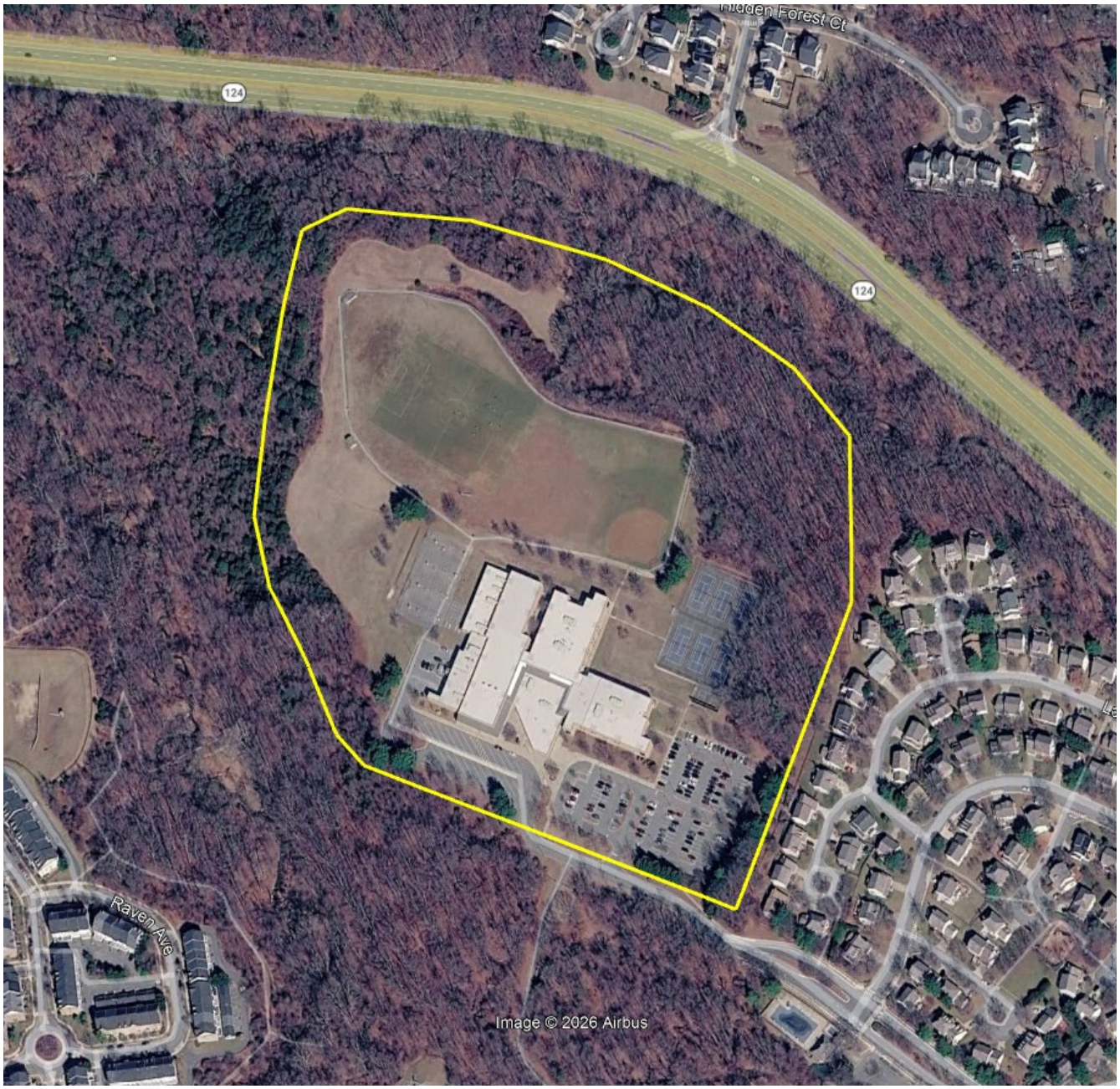
28 - SIDE PARKING LOT

29 - REAR SITE

30 - TENNIS COURTS

# Appendix B:
## Site Plan(s)

## Site Plan




| Project Number | Project Name |
|---|---|
| 172559.25R000-146.354 | Forest Oak Middle School |
| **Source** | **On-Site Date** |
| Google | February 23, 2026 |

BUREAU VERITAS

N

# Appendix C:
## Pre-Survey Questionnaire(s)

# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

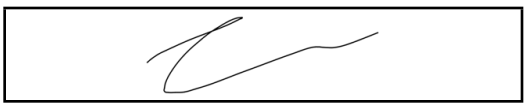
| | |
|---|---|
| **Building / Facility Name:** | Forest Oak Middle School |
| **Name of person completing form:** | Elisio |
| **Title / Association w/ property:** | Building Services Manager |
| **Length of time associated w/ property:** | 1.5 years |
| **Date Completed:** | 2/24/2026 |
| **Phone Number:** | 2404746943 |
| **Method of Completion:** | INTERVIEW - verbally completed during interview |

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

| Data Overview | | Response | | |
|---|---|---|---|---|
| 1 | Year(s) constructed | Constructed: 1995 | Renovated: | |
| 2 | Building size in SF | **SF** | | |
| 3 | Major Renovation/Rehabilitation | | Year | Additional Detail |
| | | Facade | | |
| | | Roof | | |
| | | Interiors | | |
| | | HVAC | | |
| | | Electrical | | |
| | | Site Pavement | | |
| | | Accessibility | | |
| 4 | List other significant capital improvements (focus on recent years; provide approximate date). | Just did a water audit | | |
| 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. | HVAC is not good, some classrooms overheat some don't heat enough. Not sure what. Actuators get stuck, Motors burn out. | | |

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 | | | | Roof leaks, ongoing. New roof put in 2.5 years ago. They just retarred an area, still under warranty |
| 9 | Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints? | X | | | | Have had teachers complain about mold but people come out and test and they couldn't find any |
| 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 | | | | Some are too hot some are too cold |
| 14 | Is the electrical service outdated, undersized, or problematic? | | X | | | |
| 15 | Are there any problems or inadequacies with exterior lighting? | X | | | | Not very bright, especially in the back. |
| 16 | Is site/parking drainage inadequate, with excessive ponding or other problems? | X | | | | Slight pounding issues, none big. By staff parking lot water will pool |
| 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:** Forest Oak Middle School

**BV Project Number:** 172559.25R000-146.354

| 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

2ND AREA OF ACCESSIBLE PARKING

| | 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

ACCESSIBLE PATH

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

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

# Abbreviated Accessibility Checklist

## Building Entrances

ACCESSIBLE ENTRANCE

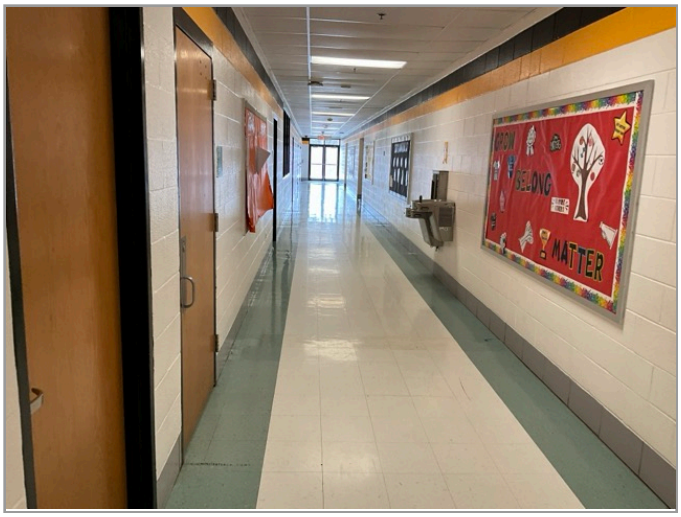
DOOR HARDWARE

| | 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 | | | |

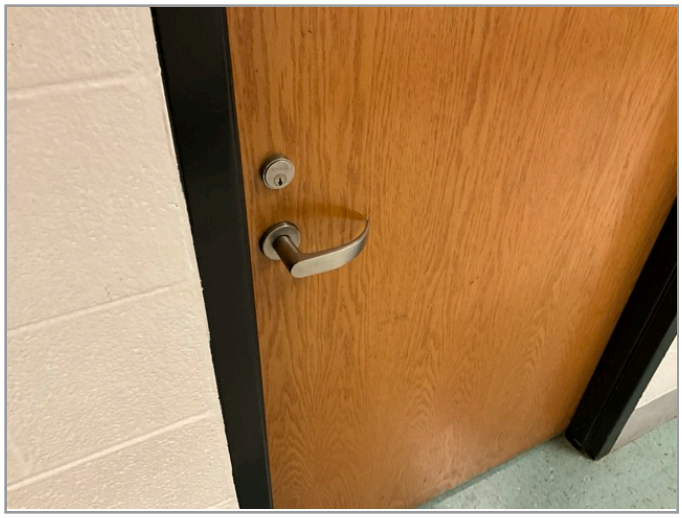
| | | | | | |
|---|---|---|---|---|---|
| **7** | Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ? | ✕ | | | |
| **8** | Do thresholds at accessible entrances appear to have a compliant height ? | ✕ | | | |

# Abbreviated Accessibility Checklist

Interior Accessible Route




ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

# Abbreviated Accessibility Checklist

Elevators


LOBBY LOOKING AT CABS (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 | | | |
| **5** | Are grab bars provided at compliant locations around the toilet ? | X | | | |
| **6** | Do toilet stall doors appear to provide the minimum compliant clear width ? | X | | | |

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

# Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

# Appendix E:
## Component Condition Report

## Component Condition Report | Forest Oak Middle School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Structure** | | | | | | |
| A4010 | Throughout Building | Good | Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings | 132,259 SF | 49 | 10399381 |
| B1010 | Throughout Building | Good | Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building | 132,259 SF | 49 | 10399379 |
| **Facade** | | | | | | |
| B2010 | Building Exterior | Fair | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 30,000 SF | 11 | 10399380 |
| B2050 | Building Exterior | Fair | Exterior Door, Aluminum-Framed & Glazed, Standard Swing | 16 | 11 | 10399378 |
| **Roofing** | | | | | | |
| B3010 | Roof | Fair | Roofing, Asphalt Shingle, 30-Year Premium | 5,000 SF | 19 | 10399377 |
| B3010 | Roof | Fair | Roofing, Built-Up | 96,000 SF | 18 | 10394554 |
| B3060 | Roof | Good | Roof Hatch, Metal | 3 | 29 | 10394596 |
| **Interiors** | | | | | | |
| C1030 | Throughout Building | Fair | Interior Door, Wood, Solid-Core | 150 | 16 | 10394548 |
| C1070 | Throughout Building | Fair | Suspended Ceilings, Acoustical Tile (ACT) | 92,580 SF | 7 | 10394514 |
| C2010 | Throughout Building | Fair | Wall Finishes, any surface, Prep & Paint | 198,390 SF | 6 | 10394569 |
| C2030 | Gymnasium | Fair | Flooring, Wood, Sports, Refinish | 5,000 SF | 5 | 10394580 |
| C2030 | Building Service and Boiler Room | Poor | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 7,000 SF | 2 | 10399382 |
| C2030 | Media Center | Fair | Flooring, Carpet, Commercial Standard | 5,000 SF | 6 | 10394564 |
| C2030 | Throughout Building | Fair | Flooring, Vinyl Tile (VCT) | 95,280 SF | 7 | 10394553 |
| **Conveying** | | | | | | |
| D1010 | Elevator Shafts/Utility | Fair | Passenger Elevator, Hydraulic, 3 Floors, 3500 LB, Renovate | 1 | 4 | 10394591 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Controls, Automatic, 1 Car | 1 | 3 | 10394525 |
| D1010 | Elevator Shafts/Utility | Fair | Elevator Cab Finishes, Standard | 1 | 4 | 10394542 |
| **Plumbing** | | | | | | |
| D2010 | Restrooms | Fair | Toilet, Commercial Water Closet | 50 | 11 | 10394520 |

## Component Condition Report | Forest Oak Middle School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D2010 | Restrooms | Fair | Urinal, Standard | 20 | 16 | 10394590 |
| D2010 | Throughout Building | Fair | Drinking Fountain, Wall-Mounted, Bi-Level | 8 | 9 | 10394587 |
| D2010 | Boiler Room | Good | Water Heater, Gas, Commercial (200 MBH), 193 GAL | 1 | 15 | 10394529 |
| D2010 | Throughout Building | Fair | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures) | 132,259 SF | 14 | 10394601 |
| D2010 | Restrooms | Fair | Sink/Lavatory, Wall-Hung, Enameled Steel | 50 | 9 | 10394505 |
| D2010 | Boiler Room | Good | Water Heater, Gas, Commercial (200 MBH), 193 GAL | 1 | 15 | 10394532 |
| D2060 | Boiler Room | Fair | Air Compressor, Tank-Style, 0.75 HP | 1 | 6 | 10394538 |
| **HVAC** | | | | | | |
| D3020 | Boiler Room | Fair | Boiler, Gas, HVAC, 3769 MBH | 1 | 6 | 10394557 |
| D3020 | Boiler Room | Fair | Boiler, Gas, HVAC, 3769 MBH | 1 | 6 | 10394543 |
| D3030 | Throughout Building | Fair | Fan Coil Unit, Split System DX, Interior Unit, 2 to 2.5 TON, Inaccessible | 8 | 1 | 10394559 |
| D3030 | Throughout Building | Fair | Fan Coil Unit, Split System DX, Interior Unit, 3 to 3.5 TON, Inaccessible | 15 | 4 | 10399374 |
| D3030 | Roof | Fair | Split System, Condensing Unit/Heat Pump, 5 TON | 1 | 8 | 10394555 |
| D3030 | Roof | Fair | Split System Ductless, Single Zone, Inaccessible | 1 | 8 | 10394539 |
| D3030 | Boiler Room | Fair | Chiller, Water-Cooled, 151 to 200 TON, 180 TON [CHILLER-1] | 1 | 6 | 10394598 |
| D3050 | Throughout Building | Fair | HVAC System, Hydronic Piping, 4-Pipe | 132,259 SF | 14 | 10394571 |
| D3050 | Throughout Building | Fair | HVAC System, Ductwork, Medium Density | 132,259 SF | 8 | 10394511 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 2 HP | 1 | 6 | 10394584 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP | 1 | 5 | 10394521 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP | 1 | 6 | 10394545 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 30 HP | 1 | 6 | 10394589 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 30 HP | 1 | 5 | 10394508 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 30 HP | 1 | 5 | 10394594 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 5 HP | 1 | 5 | 10394531 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP | 1 | 3 | 10394526 |

## Component Condition Report | Forest Oak Middle School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Chilled or Condenser Water, 2 HP | 1 | 6 | 10394558 |
| D3050 | Boiler Room | Fair | Pump, Distribution, HVAC Heating Water, 30 HP | 1 | 6 | 10394562 |
| **Fire Protection** | | | | | | |
| D4010 | Boiler Room | Fair | Backflow Preventer, Fire Suppression, 6 IN | 1 | 4 | 10394586 |
| D4010 | Throughout Building | Fair | Fire Suppression System, Existing Sprinkler Heads, by SF | 132,259 SF | 8 | 10394597 |
| **Electrical** | | | | | | |
| D5010 | Boiler Room | Fair | Generator, Diesel, 60 KW | 1 | 4 | 10394573 |
| D5010 | Boiler Room | Fair | Automatic Transfer Switch, ATS, 400 AMP | 1 | 4 | 10394519 |
| D5020 | E121 | Fair | Distribution Panel, 277/480 V, 600 AMP | 1 | 4 | 10394549 |
| D5020 | Boiler Room | Fair | Distribution Panel, 277/480 V, 800 AMP | 1 | 4 | 10394547 |
| D5020 | Boiler Room | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 9 | 10394533 |
| D5020 | E221 | Fair | Distribution Panel, 277/480 V, 400 AMP | 1 | 7 | 10399373 |
| D5020 | Boiler Room | Fair | Distribution Panel, 277/480 V, 800 AMP [MDP1] | 1 | 4 | 10394600 |
| D5020 | Boiler Room | Fair | Switchboard, 277/480 V, 2500 AMP | 1 | 14 | 10394546 |
| D5020 | E121 | Fair | Secondary Transformer, Dry, Stepdown, 45 KVA | 1 | 4 | 10394536 |
| D5020 | E221 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 9 | 10399384 |
| D5020 | D104 | Fair | Distribution Panel, 277/480 V, 800 AMP [MDP-5] | 1 | 4 | 10394551 |
| D5020 | B108 | Fair | Secondary Transformer, Dry, Stepdown, 45 KVA | 1 | 6 | 10394570 |
| D5020 | Boiler Room | Fair | Secondary Transformer, Dry, Stepdown, 75 KVA | 1 | 4 | 10394550 |
| D5020 | D104 | Fair | Secondary Transformer, Dry, Stepdown, 225 KVA | 1 | 4 | 10394566 |
| D5020 | D222 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 16 | 10399375 |
| D5020 | D104 | Fair | Distribution Panel, 277/480 V, 800 AMP [MDP4] | 1 | 4 | 10394560 |
| D5020 | E221 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 7 | 10399383 |
| D5020 | D222 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 16 | 10399376 |
| D5020 | E121 | Fair | Secondary Transformer, Dry, Stepdown, 30 KVA | 1 | 4 | 10394501 |

## Component Condition Report | Forest Oak Middle School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | | RUL | ID |
|---|---|---|---|---|---|---|---|
| D5020 | Boiler Room | Fair | Secondary Transformer, Dry, Stepdown, 15 KVA | 1 | | 4 | 10394512 |
| D5030 | Throughout Building | Fair | Electrical System, Wiring & Switches, Average or Low Density/Complexity | 132,259 | SF | 14 | 10394522 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [RTU #5] | 1 | | 6 | 10394527 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install [PUMP-3] | 1 | | 4 | 10394577 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install | 1 | | 11 | 10394575 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace/Install | 1 | | 11 | 10394502 |
| D5030 | Boiler Room | Fair | Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [RTU #5] | 1 | | 6 | 10394585 |
| D5040 | Throughout Building | Fair | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures | 132,259 | SF | 8 | 10394509 |
| D5040 | Building Exterior | Poor | Exterior Light, any type, w/ LED Replacement, 100 WATT | 20 | | 1 | 10399372 |
| **Fire Alarm & Electronic Systems** | | | | | | | |
| D6060 | Throughout Building | Fair | Intercom/PA System, Public Address Upgrade, Facility-Wide | 132,259 | SF | 11 | 10394574 |
| D7030 | Throughout Building | Good | Security/Surveillance System, Full System Upgrade, Average Density | 132,259 | SF | 10 | 10394506 |
| D7050 | B121 | Fair | Fire Alarm Panel, Fully Addressable | 1 | | 8 | 10394556 |
| D7050 | Throughout Building | Fair | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 132,259 | SF | 11 | 10394535 |
| **Equipment & Furnishings** | | | | | | | |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | | 3 | 10394581 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | | 8 | 10394515 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | | 3 | 10394507 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | | 3 | 10394518 |
| E1030 | Kitchen | Poor | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | | 2 | 10394567 |
| E1030 | Kitchen | Poor | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | | 2 | 10394561 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | | 4 | 10394524 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 2-Bowl | 1 | | 16 | 10394576 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | | 8 | 10394523 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Steamer, Freestanding | 1 | | 4 | 10394498 |

## Component Condition Report | Forest Oak Middle School / Main Building

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| E1030 | Kitchen | Poor | Foodservice Equipment, Walk-In, Freezer | 1 | 2 | 10394540 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Single | 1 | 6 | 10394592 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 4 | 10394544 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 4 | 10394588 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Exhaust Hood, 8 to 10 LF | 1 | 8 | 10394513 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 1-Bowl | 1 | 8 | 10394528 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Steamer, Freestanding | 1 | 4 | 10394537 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer | 1 | 8 | 10394578 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle | 1 | 8 | 10394541 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 3 | 10394595 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Deep Fryer | 1 | 8 | 10394572 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Commercial Kitchen, 3-Bowl | 1 | 16 | 10394579 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Dairy Cooler/Wells | 1 | 4 | 10394504 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer | 1 | 8 | 10394534 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 4 | 10394499 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Walk-In, Refrigerator | 1 | 11 | 10394500 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Convection Oven, Double | 1 | 6 | 10394565 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Icemaker, Freestanding | 1 | 6 | 10394510 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels | 1 | 4 | 10394530 |
| E1030 | Kitchen | Fair | Foodservice Equipment, Steamer, Freestanding | 1 | 3 | 10394503 |
| E1070 | Site | Fair | Basketball Backboard, Ceiling-Mounted, Operable, Operable | 6 | 9 | 10394582 |

## Component Condition Report | Forest Oak Middle School

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **Roofing** | | | | | | |

## Component Condition Report | Forest Oak Middle School

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 29 | 10909785 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 29 | 10909811 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 29 | 10909808 |
| B3060 | Roof | Good | Roof Hatch, Metal | 1 | 29 | 10909789 |
| **HVAC** | | | | | | |
| D3030 | Roof | Fair | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, 5 TON [CU 2] | 1 | 2 | 10909813 |
| D3030 | Roof | Fair | Ductless Mini-Split, Multi Zone, Condenser w/ Two Evaporators of 1 TON each, 1 TON | 1 | 11 | 10909815 |
| D3030 | Roof | Fair | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [SS HEAT PUMP] | 1 | 2 | 10909817 |
| D3030 | Roof | Fair | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, 5 TON [CU 2] | 1 | 2 | 10909790 |
| D3030 | Roof | Fair | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, 5 TON [CU 2] | 1 | 2 | 10909791 |
| D3030 | Roof | Fair | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, 1.5 TON [SS HEAT PUMP] | 1 | 2 | 10909784 |
| D3030 | Roof | Fair | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, 0.75 TON | 1 | 6 | 10909804 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-8] | 1 | 3 | 10909786 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-10] | 1 | 3 | 10909832 |
| D3050 | Roof | Fair | Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, 4000 CFM [RTU-13] | 1 | 2 | 10909805 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-5] | 1 | 2 | 10909833 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-6] | 1 | 2 | 10909825 |
| D3050 | roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-9] | 1 | 2 | 10909823 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 6000 CFM [RTU-3] | 1 | 2 | 10909827 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-12] | 1 | 2 | 10909803 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-7] | 1 | 2 | 10909800 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 6000 CFM [RTU-1] | 1 | 2 | 10909787 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 6000 CFM [RTU-2] | 1 | 2 | 10909788 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 6000 CFM [RTU-4] | 1 | 2 | 10909816 |
| D3050 | Roof | Fair | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, 8000 CFM [RTU-11] | 1 | 2 | 10909792 |

## Component Condition Report | Forest Oak Middle School

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 8] | 1 | 3 | 10909799 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 9] | 1 | 2 | 10909796 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 10] | 1 | 2 | 10909836 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 2] | 1 | 2 | 10909830 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 1] | 1 | 2 | 10909828 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 15] | 1 | 2 | 10909795 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 16] | 1 | 2 | 10909807 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 11] | 1 | 2 | 10909822 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 13] | 1 | 2 | 10909798 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 24" Diameter, 2001 to 5000 CFM, 2000 CFM | 1 | 2 | 10909809 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 7] | 1 | 2 | 10909837 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 4] | 1 | 2 | 10909806 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 21] | 1 | 2 | 10909783 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 3] | 1 | 2 | 10909819 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 18] | 1 | 2 | 10909802 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 20] | 1 | 2 | 10909818 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 14] | 1 | 2 | 10909820 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 26] | 1 | 2 | 10909831 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 24] | 1 | 2 | 10909793 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 27] | 1 | 2 | 10909797 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 23] | 1 | 2 | 10909829 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 19] | 1 | 2 | 10909835 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 17] | 1 | 2 | 10909801 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 6] | 1 | 2 | 10909810 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [PRV 12] | 1 | 2 | 10909794 |

## Component Condition Report | Forest Oak Middle School

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM | 1 | 2 | 10909826 |
| D3060 | Roof | Fair | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, 500 CFM [FUME HOOD] | 1 | 2 | 10909821 |
| **Equipment & Furnishings** | | | | | | |
| E1030 | Roof | Good | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 15 | 10909824 |
| E1030 | Roof | Fair | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer | 1 | 2 | 10909834 |

## Component Condition Report | Forest Oak Middle School / Site

| UF L3 Code | Location | Condition | Component/Attributes/Capacity | Quantity | RUL | ID |
|---|---|---|---|---|---|---|
| **HVAC** | | | | | | |
| D3030 | Building Exterior | Fair | Cooling Tower, (Typical) Open Circuit, 51 - 75 TON | 1 | 5 | 10399531 |
| D3030 | Building Exterior | Good | Chiller, Air-Cooled, 100 TON | 1 | 20 | 10399533 |
| **Pedestrian Plazas & Walkways** | | | | | | |
| G2020 | Site | Fair | Parking Lots, Pavement, Asphalt, Mill & Overlay | 50,000 SF | 11 | 10399536 |
| G2020 | Site | Poor | Parking Lots, Pavement, Asphalt, Seal & Stripe | 50,000 SF | 2 | 10399538 |
| **Athletic, Recreational & Playfield Areas** | | | | | | |
| G2050 | Site | Poor | Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe | 20,000 SF | 2 | 10399534 |
| G2050 | Site | Fair | Sports Apparatus, Basketball, Backboard/Rim/Pole | 8 | 8 | 10399535 |
| **Sitework** | | | | | | |
| G2060 | Site | Fair | Park Bench, Wood/Composite/Fiberglass | 5 | 8 | 10399532 |
| G2060 | Site | Fair | Flagpole, Metal | 2 | 11 | 10399537 |
| G2060 | Site | Fair | Fences & Gates, Fence, Chain Link 8' | 200 LF | 15 | 10515417 |
| G4050 | Site | Fair | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install | 8 | 6 | 10399539 |

# Appendix F:
## Replacement Reserves

**Replacement Reserves Report**

**4/21/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Forest Oak Middle School | $0 | $0 | $762,973 | $140,470 | $0 | $0 | $2,048 | $0 | $0 | $0 | $0 | $4,900 | $0 | $0 | $0 | $7,837 | $0 | $38,858 | $0 | $0 | $0 | **$957,086** |
| Forest Oak Middle School / Main Building | $0 | $27,077 | $41,269 | $41,961 | $371,137 | $85,323 | $1,036,575 | $999,186 | $1,762,265 | $205,345 | $355,490 | $1,108,777 | $14,970 | $23,643 | $3,268,728 | $78,833 | $809,178 | $5,620 | $2,306,456 | $130,812 | $0 | **$12,672,645** |
| Forest Oak Middle School / Site | $0 | $0 | $55,697 | $0 | $0 | $28,518 | $38,210 | $27,672 | $51,938 | $0 | $0 | $249,162 | $74,852 | $0 | $0 | $7,790 | $0 | $37,189 | $0 | $0 | $216,733 | **$787,762** |
| **Grand Total** | **$0** | **$27,077** | **$859,939** | **$182,431** | **$371,137** | **$113,841** | **$1,076,832** | **$1,026,859** | **$1,814,202** | **$205,345** | **$355,490** | **$1,362,840** | **$89,823** | **$23,643** | **$3,268,728** | **$94,460** | **$809,178** | **$81,667** | **$2,306,456** | **$130,812** | **$216,733** | **$14,417,492** |

Forest Oak 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D3030 | Roof | 10909813 | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $4,550.00 | $4,550 | | | $4,550 | | | | | | | | | | | | | | | $4,550 | | | | **$9,100** |
| D3030 | Roof | 10909817 | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace | 15 | 13 | 2 | 1 | EA | $2,415.00 | $2,415 | | | $2,415 | | | | | | | | | | | | | | | $2,415 | | | | **$4,830** |
| D3030 | Roof | 10909790 | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $4,550.00 | $4,550 | | | $4,550 | | | | | | | | | | | | | | | $4,550 | | | | **$9,100** |
| D3030 | Roof | 10909791 | Condensing Unit/Heat Pump, Split System, Exterior, 5 TON, Replace | 15 | 13 | 2 | 1 | EA | $4,550.00 | $4,550 | | | $4,550 | | | | | | | | | | | | | | | $4,550 | | | | **$9,100** |
| D3030 | Roof | 10909784 | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace | 15 | 13 | 2 | 1 | EA | $2,415.00 | $2,415 | | | $2,415 | | | | | | | | | | | | | | | $2,415 | | | | **$4,830** |
| D3030 | Roof | 10909804 | Ductless Mini-Split, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace | 15 | 9 | 6 | 1 | EA | $1,715.00 | $1,715 | | | | | | | $1,715 | | | | | | | | | | | | | | | **$1,715** |
| D3030 | Roof | 10909815 | Ductless Mini-Split, Multi Zone, Condenser w/ Two Evaporators of 1 TON each, Replace | 15 | 4 | 11 | 1 | EA | $3,540.00 | $3,540 | | | | | | | | | | | | $3,540 | | | | | | | | | | **$3,540** |
| D3050 | Roof | 10909805 | Make-Up Air Unit, MUA or MAU, 2000 to 6000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $27,040.00 | $27,040 | | | $27,040 | | | | | | | | | | | | | | | | | | | **$27,040** |
| D3050 | Roof | 10909833 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909825 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | roof | 10909823 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909827 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909803 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909800 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909787 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909788 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909816 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909792 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $63,700.00 | $63,700 | | | $63,700 | | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909786 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 17 | 3 | 1 | EA | $63,700.00 | $63,700 | | | | $63,700 | | | | | | | | | | | | | | | | | | **$63,700** |
| D3050 | Roof | 10909832 | Air Handler, Exterior AHU, Packaged, 6001 to 8000 CFM, Replace | 20 | 17 | 3 | 1 | EA | $63,700.00 | $63,700 | | | | $63,700 | | | | | | | | | | | | | | | | | | **$63,700** |
| D3060 | Roof | 10909796 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909836 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909830 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909828 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909795 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909807 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909822 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909798 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909809 | Exhaust Fan, Exterior, 24" Diameter, 2001 to 5000 CFM, Replace | 20 | 18 | 2 | 1 | EA | $2,875.00 | $2,875 | | | $2,875 | | | | | | | | | | | | | | | | | | | **$2,875** |
| D3060 | Roof | 10909837 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909806 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909783 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909819 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909802 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909818 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909820 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909831 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909793 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909797 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909829 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909835 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909801 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909810 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909794 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909826 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |

**Replacement Reserves Report**

**4/21/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D3060 | Roof | 10909821 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 18 | 2 | 1 | EA | $1,150.00 | $1,150 | | | $1,150 | | | | | | | | | | | | | | | | | | | **$1,150** |
| D3060 | Roof | 10909799 | Exhaust Fan, Exterior, 10" Diameter, 50 to 500 CFM, Replace | 20 | 17 | 3 | 1 | EA | $1,150.00 | $1,150 | | | | $1,150 | | | | | | | | | | | | | | | | | | **$1,150** |
| E1030 | Roof | 10909834 | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace | 15 | 13 | 2 | 1 | EA | $5,030.00 | $5,030 | | | $5,030 | | | | | | | | | | | | | | | $5,030 | | | | | **$10,060** |
| E1030 | Roof | 10909824 | Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace | 15 | 0 | 15 | 1 | EA | $5,030.00 | $5,030 | | | | | | | | | | | | | | | | | | | | | | **$5,030** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$0** | **$719,175** | **$128,550** | **$0** | **$0** | **$1,715** | **$0** | **$0** | **$0** | **$0** | **$3,540** | **$0** | **$0** | **$0** | **$5,030** | **$0** | **$23,510** | **$0** | **$0** | **$0** | **$881,520** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$0** | **$762,973** | **$140,470** | **$0** | **$0** | **$2,048** | **$0** | **$0** | **$0** | **$0** | **$4,900** | **$0** | **$0** | **$0** | **$7,837** | **$0** | **$38,858** | **$0** | **$0** | **$0** | **$957,086** |

Forest Oak 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 | 10399380 | Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain | 20 | 9 | 11 | 30000 | SF | $1.86 | $55,800 | | | | | | | | | | | | $55,800 | | | | | | | | | | **$55,800** |
| B2050 | Building Exterior | 10399378 | Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace | 30 | 19 | 11 | 16 | EA | $1,300.00 | $20,800 | | | | | | | | | | | | $20,800 | | | | | | | | | | **$20,800** |
| B3010 | Roof | 10399377 | Roofing, Asphalt Shingle, 30-Year Premium, Replace | 30 | 11 | 19 | 5000 | SF | $5.67 | $28,350 | | | | | | | | | | | | | | | | | | | | $28,350 | | **$28,350** |
| B3010 | Roof | 10394554 | Roofing, Built-Up, Replace | 25 | 7 | 18 | 96000 | SF | $14.00 | $1,344,000 | | | | | | | | | | | | | | | | | | | $1,344,000 | | | **$1,344,000** |
| C1030 | Throughout Building | 10394548 | Interior Door, Wood, Solid-Core, Replace | 40 | 24 | 16 | 150 | EA | $700.00 | $105,000 | | | | | | | | | | | | | | | | | $105,000 | | | | | **$105,000** |
| C1070 | Throughout Building | 10394514 | Suspended Ceilings, Acoustical Tile (ACT), Replace | 25 | 18 | 7 | 92580 | SF | $3.50 | $324,030 | | | | | | | | $324,030 | | | | | | | | | | | | | | **$324,030** |
| C2010 | Throughout Building | 10394569 | Wall Finishes, any surface, Prep & Paint | 10 | 4 | 6 | 198390 | SF | $1.50 | $297,585 | | | | | | | $297,585 | | | | | | | | | | $297,585 | | | | | **$595,170** |
| C2030 | Building Service and Boiler Room | 10399382 | Flooring, any surface, w/ Paint or Sealant, Prep & Paint | 10 | 8 | 2 | 7000 | SF | $1.50 | $10,500 | | | $10,500 | | | | | | | | | | $10,500 | | | | | | | | | **$21,000** |
| C2030 | Throughout Building | 10394553 | Flooring, Vinyl Tile (VCT), Replace | 15 | 8 | 7 | 95280 | SF | $5.00 | $476,400 | | | | | | | | $476,400 | | | | | | | | | | | | | | **$476,400** |
| C2030 | Media Center | 10394564 | Flooring, Carpet, Commercial Standard, Replace | 10 | 4 | 6 | 5000 | SF | $7.50 | $37,500 | | | | | | | $37,500 | | | | | | | | | | $37,500 | | | | | **$75,000** |
| C2030 | Gymnasium | 10394580 | Flooring, Wood, Sports, Refinish | 10 | 5 | 5 | 5000 | SF | $3.48 | $17,400 | | | | | | $17,400 | | | | | | | | | | $17,400 | | | | | | **$34,800** |
| D1010 | Elevator Shafts/Utility | 10394525 | Elevator Controls, Automatic, 1 Car, Replace | 20 | 17 | 3 | 1 | EA | $5,000.00 | $5,000 | | | | $5,000 | | | | | | | | | | | | | | | | | | **$5,000** |
| D1010 | Elevator Shafts/Utility | 10394591 | Passenger Elevator, Hydraulic, 3 Floors, Renovate | 30 | 26 | 4 | 1 | EA | $75,000.00 | $75,000 | | | | | $75,000 | | | | | | | | | | | | | | | | | **$75,000** |
| D1010 | Elevator Shafts/Utility | 10394542 | Elevator Cab Finishes, Standard, Replace | 15 | 11 | 4 | 1 | EA | $9,000.00 | $9,000 | | | | | $9,000 | | | | | | | | | | | | | | | $9,000 | | **$18,000** |
| D2010 | Boiler Room | 10394529 | Water Heater, Gas, Commercial (200 MBH), Replace | 20 | 5 | 15 | 1 | EA | $16,600.00 | $16,600 | | | | | | | | | | | | | | | | $16,600 | | | | | | **$16,600** |
| D2010 | Boiler Room | 10394532 | Water Heater, Gas, Commercial (200 MBH), Replace | 20 | 5 | 15 | 1 | EA | $16,600.00 | $16,600 | | | | | | | | | | | | | | | | $16,600 | | | | | | **$16,600** |
| D2010 | Throughout Building | 10394601 | Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace | 40 | 26 | 14 | 132259 | SF | $5.00 | $661,295 | | | | | | | | | | | | | | | $661,295 | | | | | | | **$661,295** |
| D2010 | Throughout Building | 10394587 | Drinking Fountain, Wall-Mounted, Bi-Level, Replace | 15 | 6 | 9 | 8 | EA | $1,500.00 | $12,000 | | | | | | | | | | $12,000 | | | | | | | | | | | | **$12,000** |
| D2010 | Restrooms | 10394505 | Sink/Lavatory, Wall-Hung, Enameled Steel, Replace | 30 | 21 | 9 | 50 | EA | $1,700.00 | $85,000 | | | | | | | | | | $85,000 | | | | | | | | | | | | **$85,000** |
| D2010 | Restrooms | 10394520 | Toilet, Commercial Water Closet, Replace | 30 | 19 | 11 | 50 | EA | $1,300.00 | $65,000 | | | | | | | | | | | | $65,000 | | | | | | | | | | **$65,000** |
| D2010 | Restrooms | 10394590 | Urinal, Standard, Replace | 30 | 14 | 16 | 20 | EA | $1,100.00 | $22,000 | | | | | | | | | | | | | | | | | $22,000 | | | | | **$22,000** |
| D2060 | Boiler Room | 10394538 | Air Compressor, Tank-Style, Replace | 20 | 14 | 6 | 1 | EA | $5,150.00 | $5,150 | | | | | | | $5,150 | | | | | | | | | | | | | | | **$5,150** |
| D3020 | Boiler Room | 10394557 | Boiler, Gas, HVAC, Replace | 30 | 24 | 6 | 1 | EA | $135,000.00 | $135,000 | | | | | | | $135,000 | | | | | | | | | | | | | | | **$135,000** |
| D3020 | Boiler Room | 10394543 | Boiler, Gas, HVAC, Replace | 30 | 24 | 6 | 1 | EA | $135,000.00 | $135,000 | | | | | | | $135,000 | | | | | | | | | | | | | | | **$135,000** |
| D3030 | Boiler Room | 10394598 | Chiller, Water-Cooled, 151 to 200 TON, Replace | 25 | 19 | 6 | 1 | EA | $155,000.00 | $155,000 | | | | | | | $155,000 | | | | | | | | | | | | | | | **$155,000** |
| D3030 | Throughout Building | 10394559 | Fan Coil Unit, Split System DX, Interior Unit, 2 to 2.5 TON, Replace | 15 | 14 | 1 | 8 | EA | $1,286.00 | $10,288 | | $10,288 | | | | | | | | | | | | | | | $10,288 | | | | | **$20,576** |
| D3030 | Throughout Building | 10399374 | Fan Coil Unit, Split System DX, Interior Unit, 3 to 3.5 TON, Replace | 15 | 11 | 4 | 15 | EA | $1,550.00 | $23,250 | | | | | $23,250 | | | | | | | | | | | | | | | $23,250 | | **$46,500** |
| D3030 | Roof | 10394555 | Split System, Condensing Unit/Heat Pump, Replace | 15 | 7 | 8 | 1 | EA | $7,100.00 | $7,100 | | | | | | | | | $7,100 | | | | | | | | | | | | | **$7,100** |
| D3030 | Roof | 10394539 | Split System Ductless, Single Zone, Replace | 15 | 7 | 8 | 1 | EA | $4,800.00 | $4,800 | | | | | | | | | $4,800 | | | | | | | | | | | | | **$4,800** |
| D3050 | Boiler Room | 10394526 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 22 | 3 | 1 | EA | $6,500.00 | $6,500 | | | | $6,500 | | | | | | | | | | | | | | | | | | **$6,500** |
| D3050 | Boiler Room | 10394521 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 20 | 5 | 1 | EA | $6,100.00 | $6,100 | | | | | | $6,100 | | | | | | | | | | | | | | | | **$6,100** |
| D3050 | Boiler Room | 10394508 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 20 | 5 | 1 | EA | $22,000.00 | $22,000 | | | | | | $22,000 | | | | | | | | | | | | | | | | **$22,000** |
| D3050 | Boiler Room | 10394594 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 20 | 5 | 1 | EA | $22,000.00 | $22,000 | | | | | | $22,000 | | | | | | | | | | | | | | | | **$22,000** |
| D3050 | Boiler Room | 10394531 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 20 | 5 | 1 | EA | $6,100.00 | $6,100 | | | | | | $6,100 | | | | | | | | | | | | | | | | **$6,100** |
| D3050 | Boiler Room | 10394584 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 15 | 9 | 6 | 1 | EA | $5,100.00 | $5,100 | | | | | | | $5,100 | | | | | | | | | | | | | | | **$5,100** |
| D3050 | Boiler Room | 10394545 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 25 | 19 | 6 | 1 | EA | $6,500.00 | $6,500 | | | | | | | $6,500 | | | | | | | | | | | | | | | **$6,500** |
| D3050 | Boiler Room | 10394589 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 19 | 6 | 1 | EA | $22,000.00 | $22,000 | | | | | | | $22,000 | | | | | | | | | | | | | | | **$22,000** |
| D3050 | Boiler Room | 10394558 | Pump, Distribution, HVAC Chilled or Condenser Water, Replace | 15 | 9 | 6 | 1 | EA | $5,100.00 | $5,100 | | | | | | | $5,100 | | | | | | | | | | | | | | | **$5,100** |
| D3050 | Boiler Room | 10394562 | Pump, Distribution, HVAC Heating Water, Replace | 25 | 19 | 6 | 1 | EA | $22,000.00 | $22,000 | | | | | | | $22,000 | | | | | | | | | | | | | | | **$22,000** |
| D3050 | Throughout Building | 10394571 | HVAC System, Hydronic Piping, 4-Pipe, Replace | 40 | 26 | 14 | 132259 | SF | $8.00 | $1,058,072 | | | | | | | | | | | | | | | $1,058,072 | | | | | | | **$1,058,072** |
| D3050 | Throughout Building | 10394511 | HVAC System, Ductwork, Medium Density, Replace | 30 | 22 | 8 | 132259 | SF | $4.00 | $529,036 | | | | | | | | | $529,036 | | | | | | | | | | | | | **$529,036** |
| D4010 | Boiler Room | 10394586 | Backflow Preventer, Fire Suppression, Replace | 30 | 26 | 4 | 1 | EA | $10,500.00 | $10,500 | | | | | $10,500 | | | | | | | | | | | | | | | | | **$10,500** |

**Replacement Reserves Report**

**4/21/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D4010 | Throughout Building | 10394597 | Fire Suppression System, Existing Sprinkler Heads, by SF, Replace | 25 | 17 | 8 | 132259 | SF | $1.07 | $141,517 | | | | | | | | | $141,517 | | | | | | | | | | | | | **$141,517** |
| D5010 | Boiler Room | 10394573 | Generator, Diesel, Replace | 25 | 21 | 4 | 1 | EA | $40,000.00 | $40,000 | | | | | $40,000 | | | | | | | | | | | | | | | | | **$40,000** |
| D5010 | Boiler Room | 10394519 | Automatic Transfer Switch, ATS, Replace | 25 | 21 | 4 | 1 | EA | $20,000.00 | $20,000 | | | | | $20,000 | | | | | | | | | | | | | | | | | **$20,000** |
| D5020 | E121 | 10394536 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 26 | 4 | 1 | EA | $7,600.00 | $7,600 | | | | | $7,600 | | | | | | | | | | | | | | | | | **$7,600** |
| D5020 | Boiler Room | 10394550 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 26 | 4 | 1 | EA | $10,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| D5020 | D104 | 10394566 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 26 | 4 | 1 | EA | $25,000.00 | $25,000 | | | | | $25,000 | | | | | | | | | | | | | | | | | **$25,000** |
| D5020 | E121 | 10394501 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 26 | 4 | 1 | EA | $6,700.00 | $6,700 | | | | | $6,700 | | | | | | | | | | | | | | | | | **$6,700** |
| D5020 | Boiler Room | 10394512 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 26 | 4 | 1 | EA | $6,000.00 | $6,000 | | | | | $6,000 | | | | | | | | | | | | | | | | | **$6,000** |
| D5020 | B108 | 10394570 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 24 | 6 | 1 | EA | $7,600.00 | $7,600 | | | | | | | $7,600 | | | | | | | | | | | | | | | **$7,600** |
| D5020 | E221 | 10399383 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 23 | 7 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | $6,700 | | | | | | | | | | | | | | **$6,700** |
| D5020 | Boiler Room | 10394533 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 21 | 9 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | | $6,700 | | | | | | | | | | | | **$6,700** |
| D5020 | E221 | 10399384 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 21 | 9 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | | $6,700 | | | | | | | | | | | | **$6,700** |
| D5020 | Boiler Room | 10394546 | Switchboard, 277/480 V, Replace | 40 | 26 | 14 | 1 | EA | $90,000.00 | $90,000 | | | | | | | | | | | | | | | $90,000 | | | | | | | **$90,000** |
| D5020 | D222 | 10399375 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 14 | 16 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | | | | | | | | | $6,700 | | | | | **$6,700** |
| D5020 | D222 | 10399376 | Secondary Transformer, Dry, Stepdown, Replace | 30 | 14 | 16 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | | | | | | | | | $6,700 | | | | | **$6,700** |
| D5020 | E121 | 10394549 | Distribution Panel, 277/480 V, Replace | 30 | 26 | 4 | 1 | EA | $7,000.00 | $7,000 | | | | | $7,000 | | | | | | | | | | | | | | | | | **$7,000** |
| D5020 | Boiler Room | 10394547 | Distribution Panel, 277/480 V, Replace | 30 | 26 | 4 | 1 | EA | $10,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| D5020 | Boiler Room | 10394600 | Distribution Panel, 277/480 V, Replace | 30 | 26 | 4 | 1 | EA | $10,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| D5020 | D104 | 10394551 | Distribution Panel, 277/480 V, Replace | 30 | 26 | 4 | 1 | EA | $10,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| D5020 | D104 | 10394560 | Distribution Panel, 277/480 V, Replace | 30 | 26 | 4 | 1 | EA | $10,000.00 | $10,000 | | | | | $10,000 | | | | | | | | | | | | | | | | | **$10,000** |
| D5020 | E221 | 10399373 | Distribution Panel, 277/480 V, Replace | 30 | 23 | 7 | 1 | EA | $5,300.00 | $5,300 | | | | | | | | $5,300 | | | | | | | | | | | | | | **$5,300** |
| D5030 | Throughout Building | 10394522 | Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace | 40 | 26 | 14 | 132259 | SF | $2.50 | $330,648 | | | | | | | | | | | | | | | $330,648 | | | | | | | **$330,648** |
| D5030 | Boiler Room | 10394577 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 16 | 4 | 1 | EA | $14,700.00 | $14,700 | | | | | $14,700 | | | | | | | | | | | | | | | | | **$14,700** |
| D5030 | Boiler Room | 10394527 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 14 | 6 | 1 | EA | $7,000.00 | $7,000 | | | | | | | $7,000 | | | | | | | | | | | | | | | **$7,000** |
| D5030 | Boiler Room | 10394585 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 14 | 6 | 1 | EA | $7,000.00 | $7,000 | | | | | | | $7,000 | | | | | | | | | | | | | | | **$7,000** |
| D5030 | Boiler Room | 10394575 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 9 | 11 | 1 | EA | $14,700.00 | $14,700 | | | | | | | | | | | | $14,700 | | | | | | | | | | **$14,700** |
| D5030 | Boiler Room | 10394502 | Variable Frequency Drive, VFD, by HP of Motor, Replace/Install | 20 | 9 | 11 | 1 | EA | $14,700.00 | $14,700 | | | | | | | | | | | | $14,700 | | | | | | | | | | **$14,700** |
| D5040 | Building Exterior | 10399372 | Exterior Light, any type, w/ LED Replacement, Replace | 20 | 19 | 1 | 20 | EA | $800.00 | $16,000 | | $16,000 | | | | | | | | | | | | | | | | | | | | **$16,000** |
| D5040 | Throughout Building | 10394509 | Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace | 20 | 12 | 8 | 132259 | SF | $5.00 | $661,295 | | | | | | | | | $661,295 | | | | | | | | | | | | | **$661,295** |
| D6060 | Throughout Building | 10394574 | Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace | 20 | 9 | 11 | 132259 | SF | $1.65 | $218,227 | | | | | | | | | | | | $218,227 | | | | | | | | | | **$218,227** |
| D7030 | Throughout Building | 10394506 | Security/Surveillance System, Full System Upgrade, Average Density, Replace | 15 | 5 | 10 | 132259 | SF | $2.00 | $264,518 | | | | | | | | | | $264,518 | | | | | | | | | | | | **$264,518** |
| D7050 | B121 | 10394556 | Fire Alarm Panel, Fully Addressable, Replace | 15 | 7 | 8 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | $15,000 | | | | | | | | | | | | | **$15,000** |
| D7050 | Throughout Building | 10394535 | Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install | 20 | 9 | 11 | 132259 | SF | $3.00 | $396,777 | | | | | | | | | | | | $396,777 | | | | | | | | | | **$396,777** |
| E1030 | Kitchen | 10394567 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 13 | 2 | 1 | EA | $1,700.00 | $1,700 | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | | | | **$3,400** |
| E1030 | Kitchen | 10394561 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 13 | 2 | 1 | EA | $1,700.00 | $1,700 | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | | | | **$3,400** |
| E1030 | Kitchen | 10394540 | Foodservice Equipment, Walk-In, Freezer, Replace | 20 | 18 | 2 | 1 | EA | $25,000.00 | $25,000 | | | $25,000 | | | | | | | | | | | | | | | | | | | **$25,000** |
| E1030 | Kitchen | 10394581 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 12 | 3 | 1 | EA | $3,600.00 | $3,600 | | | | $3,600 | | | | | | | | | | | | | | | $3,600 | | | **$7,200** |
| E1030 | Kitchen | 10394507 | Foodservice Equipment, Convection Oven, Single, Replace | 10 | 7 | 3 | 1 | EA | $5,600.00 | $5,600 | | | | $5,600 | | | | | | | | | | $5,600 | | | | | | | | **$11,200** |
| E1030 | Kitchen | 10394518 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 12 | 3 | 1 | EA | $3,600.00 | $3,600 | | | | $3,600 | | | | | | | | | | | | | | | $3,600 | | | **$7,200** |
| E1030 | Kitchen | 10394595 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 12 | 3 | 1 | EA | $3,600.00 | $3,600 | | | | $3,600 | | | | | | | | | | | | | | | $3,600 | | | **$7,200** |
| E1030 | Kitchen | 10394503 | Foodservice Equipment, Steamer, Freestanding, Replace | 10 | 7 | 3 | 1 | EA | $10,500.00 | $10,500 | | | | $10,500 | | | | | | | | | | $10,500 | | | | | | | | **$21,000** |
| E1030 | Kitchen | 10394524 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 11 | 4 | 1 | EA | $3,600.00 | $3,600 | | | | | $3,600 | | | | | | | | | | | | | | | $3,600 | | **$7,200** |
| E1030 | Kitchen | 10394498 | Foodservice Equipment, Steamer, Freestanding, Replace | 10 | 6 | 4 | 1 | EA | $10,500.00 | $10,500 | | | | | $10,500 | | | | | | | | | | $10,500 | | | | | | | **$21,000** |
| E1030 | Kitchen | 10394544 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 11 | 4 | 1 | EA | $1,700.00 | $1,700 | | | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | **$3,400** |
| E1030 | Kitchen | 10394588 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 11 | 4 | 1 | EA | $1,700.00 | $1,700 | | | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | **$3,400** |
| E1030 | Kitchen | 10394537 | Foodservice Equipment, Steamer, Freestanding, Replace | 10 | 6 | 4 | 1 | EA | $10,500.00 | $10,500 | | | | | $10,500 | | | | | | | | | | $10,500 | | | | | | | **$21,000** |
| E1030 | Kitchen | 10394504 | Foodservice Equipment, Dairy Cooler/Wells, Replace | 15 | 11 | 4 | 1 | EA | $3,600.00 | $3,600 | | | | | $3,600 | | | | | | | | | | | | | | | $3,600 | | **$7,200** |
| E1030 | Kitchen | 10394499 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 11 | 4 | 1 | EA | $1,700.00 | $1,700 | | | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | **$3,400** |
| E1030 | Kitchen | 10394530 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 11 | 4 | 1 | EA | $1,700.00 | $1,700 | | | | | $1,700 | | | | | | | | | | | | | | | $1,700 | | **$3,400** |
| E1030 | Kitchen | 10394592 | Foodservice Equipment, Convection Oven, Single, Replace | 10 | 4 | 6 | 1 | EA | $5,600.00 | $5,600 | | | | | | | $5,600 | | | | | | | | | | $5,600 | | | | | **$11,200** |
| E1030 | Kitchen | 10394565 | Foodservice Equipment, Convection Oven, Double, Replace | 10 | 4 | 6 | 1 | EA | $8,280.00 | $8,280 | | | | | | | $8,280 | | | | | | | | | | $8,280 | | | | | **$16,560** |

**Replacement Reserves Report**

**4/21/2026**

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E1030 | Kitchen | 10394510 | Foodservice Equipment, Icemaker, Freestanding, Replace | 15 | 9 | 6 | 1 | EA | $6,700.00 | $6,700 | | | | | | | $6,700 | | | | | | | | | | | | | | | **$6,700** |
| E1030 | Kitchen | 10394515 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 7 | 8 | 1 | EA | $1,700.00 | $1,700 | | | | | | | | | $1,700 | | | | | | | | | | | | | **$1,700** |
| E1030 | Kitchen | 10394523 | Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace | 15 | 7 | 8 | 1 | EA | $1,700.00 | $1,700 | | | | | | | | | $1,700 | | | | | | | | | | | | | **$1,700** |
| E1030 | Kitchen | 10394513 | Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace | 15 | 7 | 8 | 1 | EA | $4,500.00 | $4,500 | | | | | | | | | $4,500 | | | | | | | | | | | | | **$4,500** |
| E1030 | Kitchen | 10394528 | Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace | 30 | 22 | 8 | 1 | EA | $1,600.00 | $1,600 | | | | | | | | | $1,600 | | | | | | | | | | | | | **$1,600** |
| E1030 | Kitchen | 10394578 | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 7 | 8 | 1 | EA | $4,600.00 | $4,600 | | | | | | | | | $4,600 | | | | | | | | | | | | | **$4,600** |
| E1030 | Kitchen | 10394541 | Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace | 15 | 7 | 8 | 1 | EA | $6,700.00 | $6,700 | | | | | | | | | $6,700 | | | | | | | | | | | | | **$6,700** |
| E1030 | Kitchen | 10394572 | Foodservice Equipment, Deep Fryer, Replace | 15 | 7 | 8 | 1 | EA | $7,000.00 | $7,000 | | | | | | | | | $7,000 | | | | | | | | | | | | | **$7,000** |
| E1030 | Kitchen | 10394534 | Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace | 15 | 7 | 8 | 1 | EA | $4,600.00 | $4,600 | | | | | | | | | $4,600 | | | | | | | | | | | | | **$4,600** |
| E1030 | Kitchen | 10394500 | Foodservice Equipment, Walk-In, Refrigerator, Replace | 20 | 9 | 11 | 1 | EA | $15,000.00 | $15,000 | | | | | | | | | | | | $15,000 | | | | | | | | | | **$15,000** |
| E1030 | Kitchen | 10394576 | Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace | 30 | 14 | 16 | 1 | EA | $2,100.00 | $2,100 | | | | | | | | | | | | | | | | | $2,100 | | | | | **$2,100** |
| E1030 | Kitchen | 10394579 | Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace | 30 | 14 | 16 | 1 | EA | $2,500.00 | $2,500 | | | | | | | | | | | | | | | | | $2,500 | | | | | **$2,500** |
| E1070 | Site | 10394582 | Basketball Backboard, Ceiling-Mounted, Operable, Operable | 30 | 21 | 9 | 6 | EA | $7,830.00 | $46,980 | | | | | | | | | | $46,980 | | | | | | | | | | | | **$46,980** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$26,288** | **$38,900** | **$38,400** | **$329,750** | **$73,600** | **$868,115** | **$812,430** | **$1,391,148** | **$157,380** | **$264,518** | **$801,004** | **$10,500** | **$16,100** | **$2,161,015** | **$50,600** | **$504,253** | **$3,400** | **$1,354,800** | **$74,600** | **$0** | **$8,976,801** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$27,077** | **$41,269** | **$41,961** | **$371,137** | **$85,323** | **$1,036,575** | **$999,186** | **$1,762,265** | **$205,345** | **$355,490** | **$1,108,777** | **$14,970** | **$23,643** | **$3,268,728** | **$78,833** | **$809,178** | **$5,620** | **$2,306,456** | **$130,812** | **$0** | **$12,672,645** |

Forest Oak Middle School / Site

| Uniformat Code | Location Description | ID | Cost Description | Lifespan (EUL) | EAge | RUL | Quantity | Unit | Unit Cost* | Subtotal | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | Deficiency Repair Estimate |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D3030 | Building Exterior | 10399531 | Cooling Tower, (Typical) Open Circuit, Replace | 25 | 20 | 5 | 1 | EA | $24,600.00 | $24,600 | | | | | | $24,600 | | | | | | | | | | | | | | | | **$24,600** |
| D3030 | Building Exterior | 10399533 | Chiller, Air-Cooled, Replace | 25 | 5 | 20 | 1 | EA | $120,000.00 | $120,000 | | | | | | | | | | | | | | | | | | | | $120,000 | | **$120,000** |
| G2020 | Site | 10399538 | Parking Lots, Pavement, Asphalt, Seal & Stripe | 5 | 3 | 2 | 50000 | SF | $0.45 | $22,500 | | | $22,500 | | | | | $22,500 | | | | | $22,500 | | | | $22,500 | | | | | **$90,000** |
| G2020 | Site | 10399536 | Parking Lots, Pavement, Asphalt, Mill & Overlay | 25 | 14 | 11 | 50000 | SF | $3.50 | $175,000 | | | | | | | | | | | $175,000 | | | | | | | | | | | **$175,000** |
| G2050 | Site | 10399534 | Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe | 10 | 8 | 2 | 20000 | SF | $1.50 | $30,000 | | | $30,000 | | | | | | | | | $30,000 | | | | | | | | | | **$60,000** |
| G2050 | Site | 10399535 | Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace | 25 | 17 | 8 | 8 | EA | $4,750.00 | $38,000 | | | | | | | | | $38,000 | | | | | | | | | | | | | **$38,000** |
| G2060 | Site | 10399532 | Park Bench, Wood/Composite/Fiberglass, Replace | 20 | 12 | 8 | 5 | EA | $600.00 | $3,000 | | | | | | | | | $3,000 | | | | | | | | | | | | | **$3,000** |
| G2060 | Site | 10515417 | Fences & Gates, Fence, Chain Link 8', Replace | 40 | 25 | 15 | 200 | LF | $25.00 | $5,000 | | | | | | | | | | | | | | | | $5,000 | | | | | | **$5,000** |
| G2060 | Site | 10399537 | Flagpole, Metal, Replace | 30 | 19 | 11 | 2 | EA | $2,500.00 | $5,000 | | | | | | | | | | | $5,000 | | | | | | | | | | | **$5,000** |
| G4050 | Site | 10399539 | Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install | 20 | 14 | 6 | 8 | EA | $4,000.00 | $32,000 | | | | | | | $32,000 | | | | | | | | | | | | | | | **$32,000** |
| **Totals, Unescalated** | | | | | | | | | | | **$0** | **$0** | **$52,500** | **$0** | **$0** | **$24,600** | **$32,000** | **$22,500** | **$41,000** | **$0** | **$0** | **$180,000** | **$52,500** | **$0** | **$0** | **$5,000** | **$0** | **$22,500** | **$0** | **$0** | **$120,000** | **$552,600** |
| **Totals, Escalated (3.0% inflation, compounded annually)** | | | | | | | | | | | **$0** | **$0** | **$55,697** | **$0** | **$0** | **$28,518** | **$38,210** | **$27,672** | **$51,938** | **$0** | **$0** | **$249,162** | **$74,852** | **$0** | **$0** | **$7,790** | **$0** | **$37,189** | **$0** | **$0** | **$216,733** | **$787,762** |

* Markup has been included in unit costs.

# Appendix G:
## Equipment Inventory List

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D10 Conveying** | | | | | | | | | | | | | |
| 1 | 10394525 | D1010 | **Elevator Controls** | Automatic, 1 Car | | Forest Oak Middle School / Main Building | Elevator Shafts/Utility | Dover | EP06020 | EJ7604 | 1999 | | |
| 2 | 10394591 | D1010 | **Passenger Elevator** | Hydraulic, 3 Floors | 3500 LB | Forest Oak Middle School / Main Building | Elevator Shafts/Utility | Dover | NA | NA | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D20 Plumbing** | | | | | | | | | | | | | |
| 1 | 10394529 | D2010 | **Water Heater** | Gas, Commercial (200 MBH) | 193 GAL | Forest Oak Middle School / Main Building | Boiler Room | State Industries, Inc. | SBD-81-199NE 118 | 2001117648358 | 2020 | | |
| 2 | 10394532 | D2010 | **Water Heater** | Gas, Commercial (200 MBH) | 193 GAL | Forest Oak Middle School / Main Building | Boiler Room | State Industries, Inc. | SBD-81-199NE 118 | 2001117648357 | 2020 | | |
| 3 | 10394538 | D2060 | **Air Compressor** | Tank-Style | 0.75 HP | Forest Oak Middle School / Main Building | Boiler Room | Furnas | 6DA3ED | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D30 HVAC** | | | | | | | | | | | | | |
| 1 | 10394557 | D3020 | **Boiler** | Gas, HVAC | 3769 MBH | Forest Oak Middle School / Main Building | Boiler Room | Burnham | 4FW-450A-50-G-GP | 25388 | 1999 | | |
| 2 | 10394543 | D3020 | **Boiler** | Gas, HVAC | 3769 MBH | Forest Oak Middle School / Main Building | Boiler Room | Burnham | 4FW-450A-50-G-GP | 25389 | 1999 | | |
| 3 | 10399533 | D3030 | **Chiller** | Air-Cooled | 100 TON | Forest Oak Middle School / Site | Building Exterior | Daikin Industries | AGZ100ED SEMNN00 | STNU180500078 | 2019 | | |
| 4 | 10394598 | D3030 | **Chiller** [CHILLER-1] | Water-Cooled, 151 to 200 TON | 180 TON | Forest Oak Middle School / Main Building | Boiler Room | Trane | RTHB180FLF00EWP000UNA3LF2LFV00D0 | U98L04072 | 1999 | | |
| 5 | 10399531 | D3030 | **Cooling Tower** | (Typical) Open Circuit | 51 - 75 TON | Forest Oak Middle School / Site | Building Exterior | Evapco | SST 8-59B | 982646 | 1999 | | |
| 6 | 10909813 | D3030 | **Condensing Unit/Heat Pump** [CU 2] | Split System, Exterior, 5 TON | 5 TON | Forest Oak Middle School | Roof | Trane | TTA060C300A1 | N2855XAFF | 1999 | | |
| 7 | 10909790 | D3030 | **Condensing Unit/Heat Pump** [CU 2] | Split System, Exterior, 5 TON | 5 TON | Forest Oak Middle School | Roof | Trane | TTA060C300A1 | N2855RJFF | 1999 | | |
| 8 | 10909791 | D3030 | **Condensing Unit/Heat Pump** [CU 2] | Split System, Exterior, 5 TON | 5 TON | Forest Oak Middle School | Roof | Trane | TTA060C300A | N262D39FF | 1999 | | |
| 9 | 10909815 | D3030 | **Ductless Mini-Split** | Multi Zone, Condenser w/ Two Evaporators of 1 TON each | 1 TON | Forest Oak Middle School | Roof | Mitsubishi | MUYGL12NA | 0XC08470 | 2020 | | |
| 10 | 10909804 | D3030 | **Ductless Mini-Split** | Single Zone, Condenser & Evaporator, 0.75 to 1 TON | 0.75 TON | Forest Oak Middle School | Roof | Mitsubishi | MUZJP09WA | 9ZC02820 | | | |
| 11 | 10909817 | D3030 | **Ductless Mini-Split** [SS HEAT PUMP] | Single Zone, Condenser & Evaporator, 1.5 to 2 TON | 1.5 TON | Forest Oak Middle School | Roof | Mitsubishi | PUH18EK | Illegible | | | |
| 12 | 10909784 | D3030 | **Ductless Mini-Split** [SS HEAT PUMP] | Single Zone, Condenser & Evaporator, 1.5 to 2 TON | 1.5 TON | Forest Oak Middle School | Roof | Mitsubishi | PUH18EK | Illegible | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 10394559 | D3030 | **Fan Coil Unit** | Split System DX, Interior Unit, 2 to 2.5 TON | Inaccessible | Forest Oak Middle School / Main Building | Throughout Building | | | | | | 8 |
| 14 | 10399374 | D3030 | **Fan Coil Unit** | Split System DX, Interior Unit, 3 to 3.5 TON | Inaccessible | Forest Oak Middle School / Main Building | Throughout Building | | | | | | 15 |
| 15 | 10394555 | D3030 | **Split System** | Condensing Unit/Heat Pump | 5 TON | Forest Oak Middle School / Main Building | Roof | NA | NA | NA | | | |
| 16 | 10394539 | D3030 | **Split System Ductless** | Single Zone | Inaccessible | Forest Oak Middle School / Main Building | Roof | Inaccessible | Inaccessible | Inaccessible | | | |
| 17 | 10394584 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 2 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor | NA | W398 | 1999 | | |
| 18 | 10394521 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 5 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor Reliance | NA | NA | 1999 | | |
| 19 | 10394545 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 7.5 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor | NA | F598 | 1999 | | |
| 20 | 10394508 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Super-E | NA | 0980512 | 1999 | | |
| 21 | 10394594 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Super-E | NA | 0980512 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 10394531 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 5 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor Reliance | NA | NA | 1999 | | |
| 23 | 10394526 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 7.5 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor | NA | F598 | 1999 | | |
| 24 | 10394558 | D3050 | **Pump** | Distribution, HVAC Chilled or Condenser Water | 2 HP | Forest Oak Middle School / Main Building | Boiler Room | Baldor | NA | W398 | 1999 | | |
| 25 | 10394589 | D3050 | **Pump** | Distribution, HVAC Heating Water | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Super-E | NA | 0980512 | 1999 | | |
| 26 | 10394562 | D3050 | **Pump** | Distribution, HVAC Heating Water | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Super-E | NA | 0980512 | 1999 | | |
| 27 | 10909787 | D3050 | **Air Handler** [RTU-1] | Exterior AHU, Packaged, 6001 to 8000 CFM | 6000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 28 | 10909832 | D3050 | **Air Handler** [RTU-10] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 29 | 10909792 | D3050 | **Air Handler** [RTU-11] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 30 | 10909803 | D3050 | **Air Handler** [RTU-12] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 31 | 10909788 | D3050 | **Air Handler** [RTU-2] | Exterior AHU, Packaged, 6001 to 8000 CFM | 6000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 32 | 10909827 | D3050 | **Air Handler** [RTU-3] | Exterior AHU, Packaged, 6001 to 8000 CFM | 6000 CFM | Forest Oak Middle School | Roof | Trane | No dataplate | No dataplate | 1999 | | |
| 33 | 10909816 | D3050 | **Air Handler** [RTU-4] | Exterior AHU, Packaged, 6001 to 8000 CFM | 6000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 34 | 10909833 | D3050 | **Air Handler** [RTU-5] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | No dataplate | No dataplate | 1999 | | |
| 35 | 10909825 | D3050 | **Air Handler** [RTU-6] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | No dataplate | No dataplate | 1999 | | |
| 36 | 10909800 | D3050 | **Air Handler** [RTU-7] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 37 | 10909786 | D3050 | **Air Handler** [RTU-8] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | Roof | Trane | Illegible | Illegible | 1999 | | |
| 38 | 10909823 | D3050 | **Air Handler** [RTU-9] | Exterior AHU, Packaged, 6001 to 8000 CFM | 8000 CFM | Forest Oak Middle School | roof | Trane | Illegible | Illegible | 1999 | | |
| 39 | 10909805 | D3050 | **Make-Up Air Unit** [RTU-13] | MUA or MAU, 2000 to 6000 CFM | 4000 CFM | Forest Oak Middle School | Roof | Trane | No dataplate | No dataplate | 1999 | | |
| 40 | 10909826 | D3060 | **Exhaust Fan** | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | No dataplate | No dataplate | 1999 | | |
| 41 | 10909809 | D3060 | **Exhaust Fan** | Exterior, 24" Diameter, 2001 to 5000 CFM | 2000 CFM | Forest Oak Middle School | Roof | Loren Cook | No dataplate | No dataplate | 1998 | | |
| 42 | 10909821 | D3060 | **Exhaust Fan** [FUME HOOD] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 100C3B | 011298 | 1999 | | |
| 43 | 10909828 | D3060 | **Exhaust Fan** [PRV 1] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 180C5B | 0011298 | 1999 | | |
| 44 | 10909836 | D3060 | **Exhaust Fan** [PRV 10] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 0011298 | 1999 | | |
| 45 | 10909822 | D3060 | **Exhaust Fan** [PRV 11] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 011298 | 1999 | | |
| 46 | 10909794 | D3060 | **Exhaust Fan** [PRV 12] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 011298 | 1999 | | |
| 47 | 10909798 | D3060 | **Exhaust Fan** [PRV 13] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 21298 | 1999 | | |
| 48 | 10909820 | D3060 | **Exhaust Fan** [PRV 14] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 031298 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 49 | 10909795 | D3060 | **Exhaust Fan** [PRV 15] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 041298 | 1999 | | |
| 50 | 10909807 | D3060 | **Exhaust Fan** [PRV 16] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 0011298 | 1999 | | |
| 51 | 10909801 | D3060 | **Exhaust Fan** [PRV 17] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 021298 | 1999 | | |
| 52 | 10909802 | D3060 | **Exhaust Fan** [PRV 18] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 031298 | 1999 | | |
| 53 | 10909835 | D3060 | **Exhaust Fan** [PRV 19] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 135C3B | 011298 | 1999 | | |
| 54 | 10909830 | D3060 | **Exhaust Fan** [PRV 2] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 135C3B | 0011298 | 1999 | | |
| 55 | 10909818 | D3060 | **Exhaust Fan** [PRV 20] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 041298 | 1999 | | |
| 56 | 10909783 | D3060 | **Exhaust Fan** [PRV 21] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 9011298 | 1999 | | |
| 57 | 10909829 | D3060 | **Exhaust Fan** [PRV 23] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 100R3B | 0011298 | 1999 | | |
| 58 | 10909793 | D3060 | **Exhaust Fan** [PRV 24] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 100R3B | 21298 | 1999 | | |
| 59 | 10909831 | D3060 | **Exhaust Fan** [PRV 26] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 135C3B | 0011298 | 1999 | | |
| 60 | 10909797 | D3060 | **Exhaust Fan** [PRV 27] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 120R3B | 0011298 | 1999 | | |
| 61 | 10909819 | D3060 | **Exhaust Fan** [PRV 3] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 135C3B | 0011298 | 1999 | | |
| 62 | 10909806 | D3060 | **Exhaust Fan** [PRV 4] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 135C3B | 0011298 | 1999 | | |
| 63 | 10909810 | D3060 | **Exhaust Fan** [PRV 6] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 120C3B | 01129H | 1999 | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 64 | 10909837 | D3060 | **Exhaust Fan** [PRV 7] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 100C3B | 0011298 | 1999 | | |
| 65 | 10909799 | D3060 | **Exhaust Fan** [PRV 8] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 00112 | 1999 | | |
| 66 | 10909796 | D3060 | **Exhaust Fan** [PRV 9] | Exterior, 10" Diameter, 50 to 500 CFM | 500 CFM | Forest Oak Middle School | Roof | Loren Cook | 80C3B | 001129 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D40 Fire Protection** | | | | | | | | | | | | | |
| 1 | 10394586 | D4010 | **Backflow Preventer** | Fire Suppression | 6 IN | Forest Oak Middle School / Main Building | Boiler Room | Watts | 709 | 252566 | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D50 Electrical** | | | | | | | | | | | | | |
| 1 | 10394573 | D5010 | **Generator** | Diesel | 60 KW | Forest Oak Middle School / Main Building | Boiler Room | Generac | 98A03633-S | 2042590 | 1999 | | |
| 2 | 10394519 | D5010 | **Automatic Transfer Switch** | ATS | 400 AMP | Forest Oak Middle School / Main Building | Boiler Room | Generac | NA | NA | 1999 | | |
| 3 | 10394533 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | Boiler Room | GE | NA | NA | | | |
| 4 | 10394536 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Forest Oak Middle School / Main Building | E121 | GE | NA | NA | 1999 | | |
| 5 | 10399384 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | E221 | GE | NA | NA | | | |
| 6 | 10394570 | D5020 | **Secondary Transformer** | Dry, Stepdown | 45 KVA | Forest Oak Middle School / Main Building | B108 | GE | NA | NA | | | |
| 7 | 10394550 | D5020 | **Secondary Transformer** | Dry, Stepdown | 75 KVA | Forest Oak Middle School / Main Building | Boiler Room | GE | No dataplate | No dataplate | 1999 | | |
| 8 | 10394566 | D5020 | **Secondary Transformer** | Dry, Stepdown | 225 KVA | Forest Oak Middle School / Main Building | D104 | GE | NA | NA | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 10399375 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | D222 | GE | NA | NA | | | |
| 10 | 10399383 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | E221 | GE | NA | NA | 1999 | | |
| 11 | 10399376 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | D222 | GE | NA | NA | | | |
| 12 | 10394501 | D5020 | **Secondary Transformer** | Dry, Stepdown | 30 KVA | Forest Oak Middle School / Main Building | E121 | GE | NA | NA | 1999 | | |
| 13 | 10394512 | D5020 | **Secondary Transformer** | Dry, Stepdown | 15 KVA | Forest Oak Middle School / Main Building | Boiler Room | GE | NA | NA | 1999 | | |
| 14 | 10394546 | D5020 | **Switchboard** | 277/480 V | 2500 AMP | Forest Oak Middle School / Main Building | Boiler Room | GE | NA | NA | 1999 | | |
| 15 | 10394549 | D5020 | **Distribution Panel** | 277/480 V | 600 AMP | Forest Oak Middle School / Main Building | E121 | GE | NA | NA | 1999 | | |
| 16 | 10394547 | D5020 | **Distribution Panel** | 277/480 V | 800 AMP | Forest Oak Middle School / Main Building | Boiler Room | GE | NA | NA | 1999 | | |
| 17 | 10399373 | D5020 | **Distribution Panel** | 277/480 V | 400 AMP | Forest Oak Middle School / Main Building | E221 | GE | NA | NA | 1999 | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 10394600 | D5020 | **Distribution Panel** [MDP1] | 277/480 V | 800 AMP | Forest Oak Middle School / Main Building | Boiler Room | GE | NA | NA | 1999 | | |
| 19 | 10394560 | D5020 | **Distribution Panel** [MDP4] | 277/480 V | 800 AMP | Forest Oak Middle School / Main Building | D104 | GE | NA | NA | 1999 | | |
| 20 | 10394551 | D5020 | **Distribution Panel** [MDP-5] | 277/480 V | 800 AMP | Forest Oak Middle School / Main Building | D104 | GE | NA | NA | 1999 | | |
| 21 | 10394575 | D5030 | **Variable Frequency Drive** | VFD, by HP of Motor | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Trane | No dataplate | 875504Y075 | | | |
| 22 | 10394502 | D5030 | **Variable Frequency Drive** | VFD, by HP of Motor | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | Trane | No dataplate | 875604Y075 | | | |
| 23 | 10394577 | D5030 | **Variable Frequency Drive** [PUMP-3] | VFD, by HP of Motor | 30 HP | Forest Oak Middle School / Main Building | Boiler Room | MagneTek | GPD505 | NA | | | |
| 24 | 10394527 | D5030 | **Variable Frequency Drive** [RTU #5] | VFD, by HP of Motor | 10 HP | Forest Oak Middle School / Main Building | Boiler Room | Yaskawa | NA | NA | | | |
| 25 | 10394585 | D5030 | **Variable Frequency Drive** [RTU #5] | VFD, by HP of Motor | 10 HP | Forest Oak Middle School / Main Building | Boiler Room | Yaskawa | NA | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D70 Electronic Safety & Security** | | | | | | | | | | | | | |
| 1 | 10394556 | D7050 | **Fire Alarm Panel** | Fully Addressable | | Forest Oak Middle School / Main Building | B121 | Honeywell | MS-9600UDLS | NA | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **E10 Equipment** | | | | | | | | | | | | | |
| 1 | 10394528 | E1030 | **Foodservice Equipment** | Commercial Kitchen, 1-Bowl | | Forest Oak Middle School / Main Building | Kitchen | | | | | | |
| 2 | 10394576 | E1030 | **Foodservice Equipment** | Commercial Kitchen, 2-Bowl | | Forest Oak Middle School / Main Building | Kitchen | | | | | | |
| 3 | 10394579 | E1030 | **Foodservice Equipment** | Commercial Kitchen, 3-Bowl | | Forest Oak Middle School / Main Building | Kitchen | | | | | | |
| 4 | 10394565 | E1030 | **Foodservice Equipment** | Convection Oven, Double | | Forest Oak Middle School / Main Building | Kitchen | Blodgett | NA | NA | | | |
| 5 | 10394507 | E1030 | **Foodservice Equipment** | Convection Oven, Single | | Forest Oak Middle School / Main Building | Kitchen | Blodgett | NA | NA | | | |
| 6 | 10394592 | E1030 | **Foodservice Equipment** | Convection Oven, Single | | Forest Oak Middle School / Main Building | Kitchen | Blodgett | G0S-86/AB | 04279911102S | | | |
| 7 | 10394581 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 8 | 10394518 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Forest Oak Middle School / Main Building | Kitchen | Beverage-Air Corporation | No dataplate | No dataplate | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | 10394524 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 10 | 10394595 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Forest Oak Middle School / Main Building | Kitchen | Beverage-Air Corporation | No dataplate | No dataplate | | | |
| 11 | 10394504 | E1030 | **Foodservice Equipment** | Dairy Cooler/Wells | | Forest Oak Middle School / Main Building | Kitchen | Beverage-Air Corporation | SMF34 | NA | | | |
| 12 | 10394572 | E1030 | **Foodservice Equipment** | Deep Fryer | | Forest Oak Middle School / Main Building | Kitchen | Frymaster | NA | NA | | | |
| 13 | 10394513 | E1030 | **Foodservice Equipment** | Exhaust Hood, 8 to 10 LF | | Forest Oak Middle School / Main Building | Kitchen | Illegible | Illegible | Illegible | | | |
| 14 | 10394515 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 15 | 10394567 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 16 | 10394561 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | SLRPT29-SHSH | AIV506004-T | | | |
| 17 | 10394523 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | Inaccessible | Inaccessible | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 18 | 10394544 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 19 | 10394588 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 20 | 10394499 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | No dataplate | HM2000 | NA | | | |
| 21 | 10394530 | E1030 | **Foodservice Equipment** | Food Warmer, Proofing Cabinet on Wheels | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 22 | 10394510 | E1030 | **Foodservice Equipment** | Icemaker, Freestanding | | Forest Oak Middle School / Main Building | Kitchen | Scotsman | NA | NA | | | |
| 23 | 10394541 | E1030 | **Foodservice Equipment** | Range/Oven, 4-Burner w/ Griddle | | Forest Oak Middle School / Main Building | Kitchen | Garland | NA | NA | | | |
| 24 | 10394498 | E1030 | **Foodservice Equipment** | Steamer, Freestanding | | Forest Oak Middle School / Main Building | Kitchen | NA | NA | NA | | | |
| 25 | 10394537 | E1030 | **Foodservice Equipment** | Steamer, Freestanding | | Forest Oak Middle School / Main Building | Kitchen | Delfield | NA | NA | | | |
| 26 | 10394503 | E1030 | **Foodservice Equipment** | Steamer, Freestanding | | Forest Oak Middle School / Main Building | Kitchen | Colorpoint | 5E5-CPA | C06B13742C | | | |

| Index | ID | UFCode | Component Description | Attributes | Capacity | Building | Location Detail | Manufacturer | Model | Serial | Dataplate Yr | Barcode | Qty |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 27 | 10909824 | E1030 | **Foodservice Equipment** | Walk-In, Condenser for Refrigerator/Freezer | | Forest Oak Middle School | Roof | Trenton Refrigeration | TEZA010H8 | 249239535 | 2024 | | |
| 28 | 10909834 | E1030 | **Foodservice Equipment** | Walk-In, Condenser for Refrigerator/Freezer | | Forest Oak Middle School | Roof | ColdZone | No dataplate | No dataplate | | | |
| 29 | 10394578 | E1030 | **Foodservice Equipment** | Walk-In, Evaporator for Refigerator/Freezer | | Forest Oak Middle School / Main Building | Kitchen | Trenton | Inaccessible | Inaccessible | | | |
| 30 | 10394534 | E1030 | **Foodservice Equipment** | Walk-In, Evaporator for Refigerator/Freezer | | Forest Oak Middle School / Main Building | Kitchen | ColdZone | NA | NA | | | |
| 31 | 10394540 | E1030 | **Foodservice Equipment** | Walk-In, Freezer | | Forest Oak Middle School / Main Building | Kitchen | Bally | NA | NA | 1999 | | |
| 32 | 10394500 | E1030 | **Foodservice Equipment** | Walk-In, Refrigerator | | Forest Oak Middle School / Main Building | Kitchen | Bally | NA | NA | | | |