FACILITY CONDITION ASSESSMENT

prepared for

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



Gaithersburg Middle School
2 Teachers Way
Gaithersburg, MD 20877

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BV PROJECT #:
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ON SITE DATE:
April 22, 2025

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	One
Main Address	2 Teachers Way Gaithersburg, MD 20877
Site Developed	1960
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 22, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Dwayne Feugerson
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Gaithersburg Middle School was originally constructed in 1960, serving the local community for over six decades. The facility underwent a significant renovation and update in 1987, modernizing its infrastructure and facilities. In recent years, the school has received major upgrades to its HVAC system.

Architectural

The middle school building, originally constructed in 1971 with a major addition in 2002, features a diverse exterior cladding of brick, rock-covered stucco, and painted concrete. The painted concrete areas show peeling and require repainting. Windows are aluminum-framed, and exterior doors are steel.

The roof is primarily built-up construction with stone ballast, complemented by a small EPDM section above the kitchen area.

Interior finishes have been maintained and updated as needed, presenting a generally fair condition. Walls are primarily painted gypsum board, with ceramic tile in restrooms. Flooring is mainly vinyl composition tile (VCT) and ceramic tile, suitable for high-traffic areas. Ceilings alternate between acoustic ceiling tiles (ACT) and painted gypsum board. Interior doors are a mix of wood and steel.

Some specific areas require attention, such as the carpet in the IDF closet, which is in poor condition and needs replacement. While most interior elements are functional, many may be approaching the end of their lifecycle.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Gaithersburg Middle School employs a hybrid HVAC system, with heating provided by a pair of gas-fired boilers and rooftop units (RTUs), while cooling is managed by the RTUs and two chillers. Some areas feature baseboard radiators for additional heating. The electrical system is fed via a main switchgear, with a switchboard and smaller panels distributed throughout the building. Lighting is primarily linear fluorescent, with some areas upgraded to LED. Emergency power is supplied by a gas-fired generator. Hot water comes from a series of gas-fired water heaters, and plumbing fixtures have been updated as needed over time. The building is well-equipped for fire safety, featuring a comprehensive fire suppression system, an addressable fire alarm system throughout, and strategically placed fire extinguishers. This MEPF configuration demonstrates a blend of original systems and periodic upgrades, reflecting ongoing efforts to maintain efficiency and safety in the facility.

Site

The school occupies a 13.5-acre site, featuring typical amenities for a middle school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition, currently in the middle of their expected useful life. The campus includes sports courts. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds the property perimeter for security.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.600777.

Immediate Needs

Facility/Building	Total Items	Total Cost
Gaithersburg Middle School / Main Building	4	$65,300
Gaithersburg Middle School / Site	4	$15,300
Total	**8**	**$80,600**

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9313790	Throughout building	Y1020	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	NA	Accessibility	$2,800
9313794	Throughout building	Y1020	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	NA	Accessibility	$40,000
9313793	Throughout Building	Y1030	ADA Entrances & Doors, Hardware, Lever Handle, Install	NA	Accessibility	$15,000
9340335	Throughout	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$7,500
Total (4 items)						**$65,300**

Site

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9276047	Site	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	$8,300
9276046	Site Parking Areas	G2030	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	Poor	Performance/Integrity	$4,000
9276053	Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace	Poor	Performance/Integrity	$1,800
9276039	Storage Building	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Failed	Performance/Integrity	$1,200
Total (4 items)						**$15,300**

Key Findings



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
Main Building Gaithersburg Middle School Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2027**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $24,900

**$$$**$

Paint is peeling. - AssetCALC ID: 9274707



Sidewalk in Poor condition.

any pavement type, Sectional Repairs per Man-Day
Site Gaithersburg Middle School Site Parking Areas

Uniformat Code: G2030
Recommendation: **Repair in 2025**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$$**$$

Large crack in sidewalk in front of school - AssetCALC ID: 9276046



Parking Lots in Poor condition.

Pavement, Asphalt
Site Gaithersburg Middle School Site

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2025**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,300

**$$**$$

Large cracks and crazing across most of the surface. - AssetCALC ID: 9276047



Landscaping in Failed condition.

Mature Trees, Removal or Heavy Trimming
Site Gaithersburg Middle School Storage Building

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Large tree has fallen onto roof of storage shed building in the rear of school. The tree does not appear to be on the school property, but a neighboring residential property. - AssetCALC ID: 9276039



Park Bench in Poor condition.

Wood/Composite/Fiberglass
Site Gaithersburg Middle School Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,800

**$$**$$

Wood benches have become damaged of time and now have boards coming loose. - AssetCALC ID: 9276053



Flooring in Poor condition.

Carpet, Commercial Standard
Main Building Gaithersburg Middle School IDF

Uniformat Code: C2030
Recommendation: **Replace in 2026**

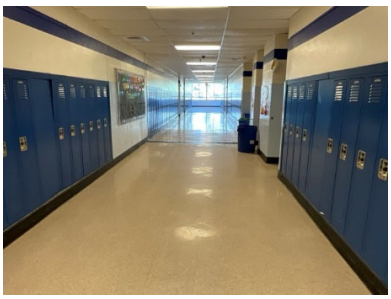
Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,800

**$$**$$

Damage throughout - AssetCALC ID: 9274824



ADA Paths of Travel

Ramp, Concrete Up to 48" Wide
Main Building Gaithersburg Middle School
Throughout building

Uniformat Code: Y1020
Recommendation: **Install in 2025**

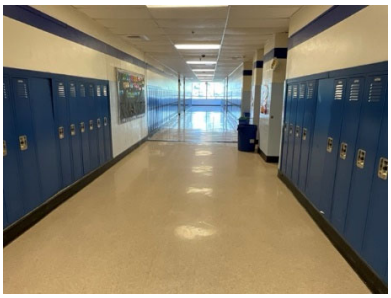
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $40,000

**$$$**$

Ramps do not appear to have the correct rise and run. - AssetCALC ID: 9313794



ADA Paths of Travel

Ramp/Stair Handrails, Full Rail Modifications
Main Building Gaithersburg Middle School
Throughout building

Uniformat Code: Y1020
Recommendation: **Modify in 2025**

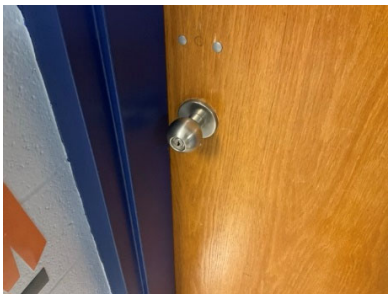
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $2,800

**$$**$$

Ramps without railings - AssetCALC ID: 9313790



ADA Entrances & Doors

Hardware, Lever Handle
Main Building Gaithersburg Middle School
Throughout Building

Uniformat Code: Y1030
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $15,000

**$$$**$

Doors without lever handles in accessible areas. - AssetCALC ID: 9313793



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Gaithersburg Middle School
Throughout

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $7,500

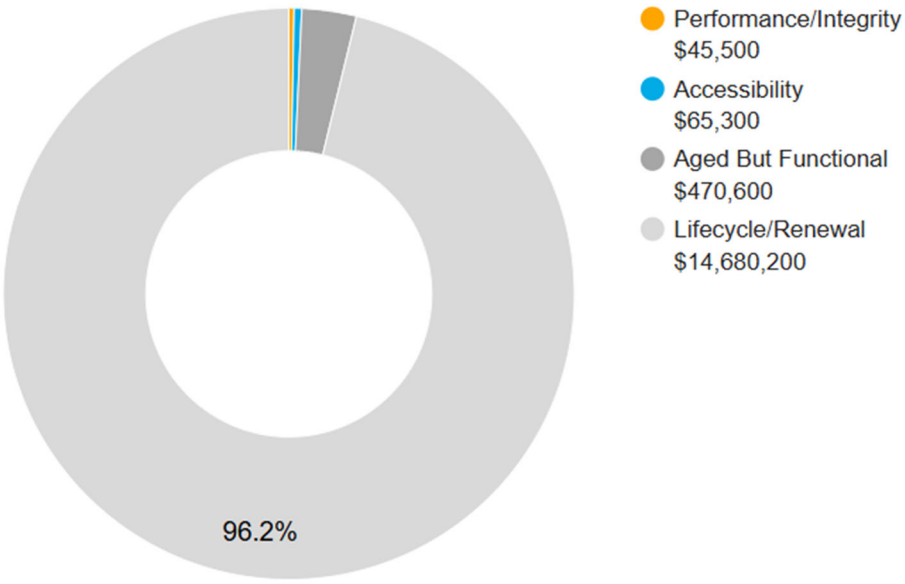
**$$**$$

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information - AssetCALC ID: 9340335

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 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: $15,261,600

2. Middle School Building





Middle School Building Systems Summary		
Address	2 Teachers Way, Gaithersburg, MD 20877	
GPS Coordinates	39.14372, -77.18804	
Constructed/Renovated	1960	
Building Area	157,694 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists *and concrete strip/wall footing foundation system*	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, coated concrete Ceilings: Painted gypsum board and ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic cars serving all 2 floors and 1 hydraulic car serving the gymnasium locker rooms Wheelchair lifts	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

Middle School Building Systems Summary		
HVAC	Central System: Boilers, chillers, air handlers feeding fan coil and hydronic baseboard radiators terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Propane generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	$1,850,600	-	$1,850,600
Facade	-	$26,400	$371,000	$738,500	$217,300	$1,353,200
Roofing	-	-	$1,533,700	-	$13,700	$1,547,400
Interiors	-	$3,900	$1,218,100	$2,142,200	$2,135,200	$5,499,400
Conveying	-	-	$33,800	$170,300	$4,400	$208,500
Plumbing	-	-	$57,900	$204,500	$3,061,000	$3,323,400
HVAC	-	$32,900	$124,700	$798,700	$718,300	$1,674,600
Fire Protection	-	-	$204,900	-	$31,800	$236,600
Electrical	-	-	$640,300	$1,229,000	$876,700	$2,745,900
Fire Alarm & Electronic Systems	-	$974,500	$1,233,100	$4,000	$2,115,000	$4,326,700
Equipment & Furnishings	-	$4,900	$416,600	$599,900	$598,700	$1,620,000
Special Construction & Demo	-	-	-	$121,000	$93,500	$214,400
Site Development	-	-	$9,300	-	-	$9,300
Site Pavement	-	-	-	$155,200	-	$155,200
Accessibility	$65,300	-	-	-	-	$65,300
TOTALS (3% inflation)	**$65,300**	**$1,042,600**	**$5,843,300**	**$8,013,900**	**$9,865,500**	**$24,830,600**

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

3. Site Summary





Site Information		
Site Area	13.5 acres (estimated)	
Parking Spaces	167 total spaces all in open lots; 9 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS, metal halide Pedestrian walkway and landscape accent lighting	Fair
Ancillary Structures	Storage shed	Fair
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	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	$40,300	$17,700	$58,000
Site Development	$3,000	-	$12,900	$113,100	$100,100	$229,100
Site Pavement	$12,300	-	$52,400	$60,700	$224,700	$350,000
Site Utilities	-	-	-	$2,000	$116,300	$118,200
TOTALS (3% inflation)	**$15,300**	**-**	**$65,200**	**$216,100**	**$458,800**	**$755,400**

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

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1960 / 1988	No	Yes
Main Building	1960 / 1988	No	Yes

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *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 to 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 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 Gaithersburg Middle School, 2 Teachers Way, 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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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - ROOF

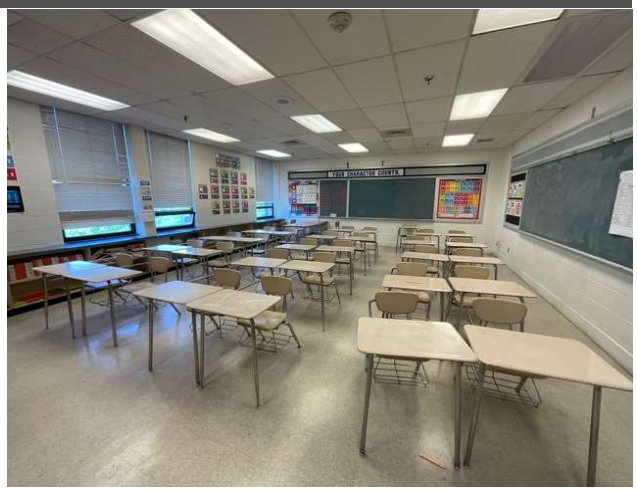


6 - MUSIC CLASSROOM

Photographic Overview



7 - TYPICAL CLASSROOM



8 - TYPICAL CLASSROOM



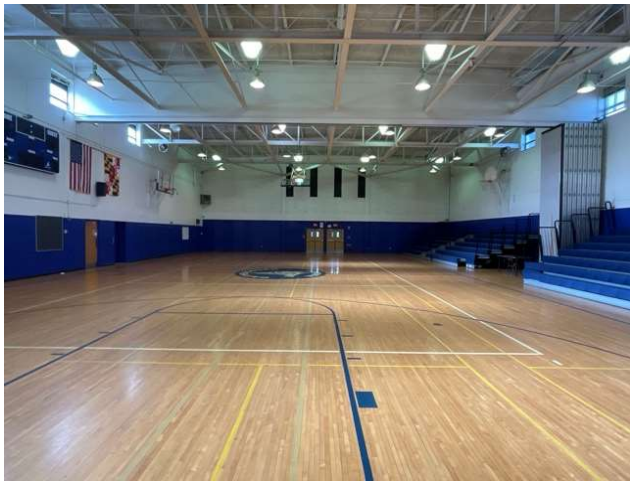
9 - NURSE'S OFFICE



10 - ART CLASSROOM



11 - MEDIA CENTER

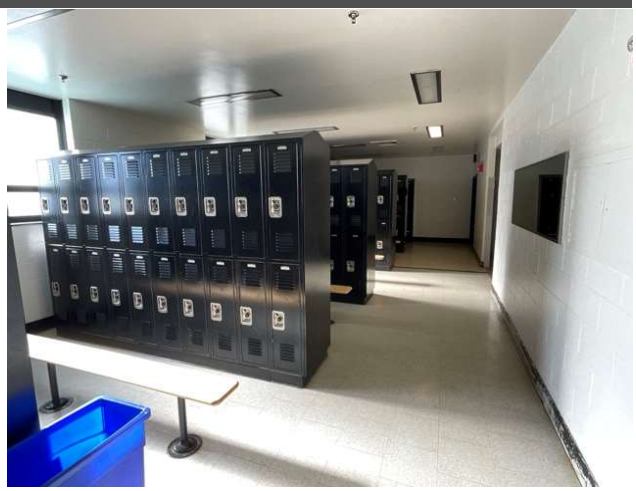


12 - GYMNASIUM

Photographic Overview



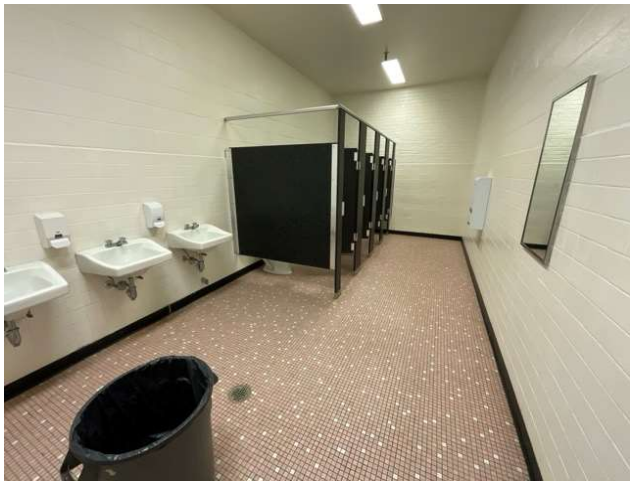
13 - STAGE



14 - LOCKER ROOM



15 - SINGLE STALL RESTROOM



16 - MULTI STALL RESTROOM



17 - OFFICE



18 - KITCHEN

Photographic Overview



19 - GREENHOUSE



20 - MECHANICAL ROOM



21 - ELEVATOR



22 - PLAY FIELD



23 - COURTYARD OVERVIEW



24 - ACCESSIBLE PARKING

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-148.354	Gaithersburg Middle School
Source	**On-Site Date**
Google	April 22, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Gaithersburg Middle School

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: April 22, 2025

Phone Number:

Method of Completion:

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: 1960	Renovated:	
2	Building size in SF	157,694 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2024 2025	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	HVAC last year. Half of building		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	HVAC next year		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Media center. Crack in froundarion
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?	X				Band room
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			Calcium build up. Changing pipes as they get clogged up. Everything is cast iron
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			Leaks once they change hvac on old side of buildinf
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Old side of building. Changes after hvac upgraded
14	Is the electrical service outdated, undersized, or problematic?	X				Chromebooks knock out power to rooms. Outlets have blown up
15	Are there any problems or inadequacies with exterior lighting?		X			On a timer
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?					PA system. Renovation past summer cut lines and messaged up service. Being fixed. Lockers are broken. Locks won't work and schools have to replace lock. 200
18	ADA: Has an accessibility study been previously performed? If so, when?	X				Did it but didn't make upgrades.
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				200 hallway and nurses suite. Linkages room

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Gaithersburg Middle School

BV Project Number: 172559.25R000-148.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			Did it but didn't make upgrades.
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 RAMP



ACCESSIBLE PATH

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



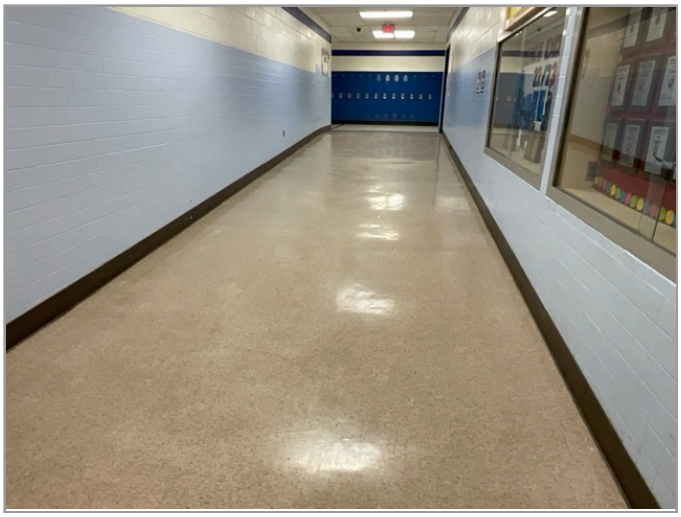
ADDITIONAL ENTRANCE

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

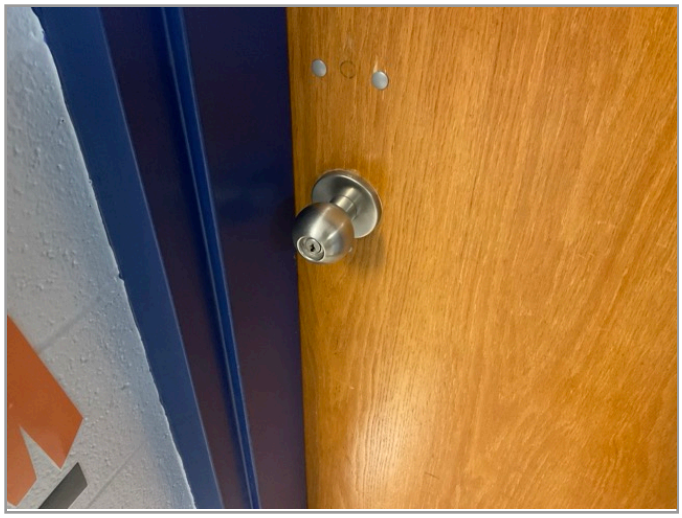
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



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 ?				
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?	X			
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Structure							
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	102,900	SF	25	9274737
A4010	Substructure	Fair	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	30,000	SF	10	9274822
B1010	Superstructure	Fair	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building	30,000	SF	10	9274745
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	72,900	SF	25	9274685
Facade							
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	8,300	SF	2	9274707
B2010	Building Exterior	Fair	Exterior Walls, Stucco	16,000	SF	5	9274670
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	50,000	SF	10	9274695
B2020	Building Exterior	Fair	Glazing, any type by SF	8,300	SF	10	9274658
B2050	Hallway	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1		13	9274664
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	28		15	9274593
Roofing							
B3010	Roof	Good	Roofing, Single-Ply Membrane, EPDM	800	SF	15	9274825
B3010	Roof	Fair	Roofing, Built-Up	94,500	SF	5	9274758
Interiors							
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	2,800	SF	10	9274690
C1010	Classrooms General	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	8,000	SF	8	9276080
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	50		15	9274760
C1030	Throughout building	Fair	Interior Door, Steel, Standard	20		10	9274752
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	70		20	9274736
C1030	Hallways	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	16		20	9274796
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	141,900	SF	10	9274681

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	150	LF	10	9276070
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	200	LF	10	9274698
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30		10	9274669
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	450	SF	5	9274789
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	15,800	SF	10	9274795
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	246,500	SF	5	9274635
C2030	Restrooms	Fair	Flooring, Ceramic Tile	15,800	SF	10	9274744
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	110,400	SF	5	9274786
C2030	Throughout Building	Fair	Flooring, Terrazzo	7,900	SF	10	9274706
C2030	Throughout building	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	3,000	SF	5	9274704
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000	SF	6	9274743
C2030	Gymnasium	Fair	Flooring, Wood, Strip	4,000	SF	10	9274722
C2030	Locker rooms	Good	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,500	SF	8	9274759
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,000	SF	5	9274597
C2030	Locker rooms	Fair	Flooring, Vinyl Sheeting	1,600	SF	5	9274772
C2030	IDF	Poor	Flooring, Carpet, Commercial Standard	500	SF	1	9274824
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	4,700	SF	5	9274602
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,000	SF	5	9274717
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,000	SF	5	9274720
Conveying							
D1010	Elevator machine room	Fair	Elevator Controls, Automatic, 1 Car	1		5	9274817
D1010	Gymnasium	Fair	Elevator Cab Finishes, Economy	1		3	9274809
D1010	Elevator machine room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1		8	9274603
D1010	TV Studio	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1		4	9274710

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D1010	Locker Rooms	Fair	Elevator Controls, Automatic, 1 Car	1	4	9274647
D1010	Stage	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	10	9274627
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	10	9274672
D1010	Locker room	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	6	9274678
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	15	9276075
D2010	Locker rooms	Fair	Shower, Valve & Showerhead	20	10	9274673
D2010	Classrooms Science	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	5	9274679
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	15	9276076
D2010	Locker room	Fair	Shower, Fiberglass	1	10	9274645
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	1	10	9276069
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung	25	10	9274609
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	157,694 SF	18	9274687
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	9274665
D2010	Restrooms	Fair	Urinal, Standard	20	10	9274625
D2010	Mechanical Room	Fair	Pump, Circulation, Domestic Water	1	10	9276078
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water	1	14	9276077
D2010	Art room	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	4	10	9274655
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	41	10	9274748
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	5	9274714
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	3	9274832
D2010	Locker rooms	Fair	Shower, Fiberglass	2	10	9274666
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (125 MBH)	1	14	9276073
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Floor	5	5	9274790

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2030	Boiler Room	Fair	Pump, Sump	1	5	9274643
D2030	Boiler Room	Fair	Pump, Sump	1	5	9274680
D2060	Loading dock	Fair	Air Compressor, Tank-Style	1	3	9274742
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	5	9274689
D2060	Boiler Room	Good	Supplemental Components, Compressed Air Dryer, Process Support	1	16	9274779
HVAC						
D3020	Science Department Book Closet and Professional Library	Fair	Unit Heater, Hydronic	1	10	9274725
D3020	Below greenhouses	Fair	Unit Heater, Electric	1	5	9274733
D3020	603 Storage	Fair	Unit Heater, Hydronic	1	10	9274806
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	10	9274753
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	26	9274820
D3020	Loading dock	Fair	Unit Heater, Hydronic	1	10	9274692
D3020	Basement	Fair	Boiler, Gas, HVAC	1	10	9274632
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	5	9274785
D3020	Book Storage across from 400	Fair	Unit Heater, Hydronic	1	3	9274592
D3020	Boiler Room	Good	Boiler, Gas, HVAC	1	26	9274601
D3020	Throughout building	Fair	Radiator, Hydronic, Baseboard (per LF)	150 LF	10	9274709
D3030	Roof	Good	Split System Ductless, Single Zone	1	12	9274818
D3030	Roof	Good	Split System Ductless, Single Zone	1	12	9274633
D3030	Building Exterior	Fair	Split System Ductless, Single Zone	1	5	9274646
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-2-2]	1	13	9274771
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	10	9274756
D3030	Science classroom/greenhouse	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM [UV-1]	1	19	9274782
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV) [VRF-1]	1	14	9274775

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-1-2]	1	12	9274757
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	14	9274594
D3030	Roof	Good	Split System Ductless, Single Zone	1	13	9274612
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	10	10	9274620
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-2-3]	1	13	9274793
D3030	Building Exterior	Fair	Chiller, Air-Cooled	1	10	9274671
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	14	9274623
D3030	Greenhouse Classroom	Good	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM	1	19	9274651
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MUAU-1]	1	10	9274614
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	157,694 SF	39	9274746
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274615
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274688
D3050	Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access [AIR HANDLER UNIT 1]	1	2	9274780
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access [RAHU-1]	1	29	9274765
D3050	Throughout building	Good	HVAC System, Ductwork, Medium Density	157,694 SF	29	9274773
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274830
D3050	Basement	Fair	Pump, Distribution, HVAC Heating Water	1	5	9274750
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274732
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU [MUAU-2]	1	10	9274639
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274823
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274797
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274781
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	9274693
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water	1	5	9274718

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Basement	Fair	Pump, Distribution, HVAC Heating Water	1	5	9274808
D3050	Girls locker room storage	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	5	9274834
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	19	9274726
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-9]	1	19	9274638
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [PRV-28]	1	5	9274784
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	5	9274701
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	9274739
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	19	9274783
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	9274616
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-3]	1	19	9274768
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	9274766
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	9274641
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-11]	1	19	9274621
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [PRV-25]	1	5	9274799
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [PRV-7]	1	5	9274588
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-23]	1	5	9274807
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-9]	1	5	9274724
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [PRV-27]	1	5	9274804
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [PRV 1]	1	4	9274595
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-10]	1	19	9274754
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-16]	1	5	9274619
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-6]	1	19	9274800
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-24]	1	5	9274767
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	5	9274716

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1		3	9274656
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-12]	1		5	9274640
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1		4	9274803
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [PRV-8]	1		5	9274778
D3060	Building Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1		5	9274841
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [PRV-22]	1		5	9274727
Fire Protection							
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	20	LF	5	9274741
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	157,694	SF	5	9274676
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1		14	9276079
D4010	Mechanical Room	Fair	Backflow Preventer, Fire Suppression	1		14	9276072
Electrical							
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1		10	9274657
D5020	Electrical Room by main office	Fair	Distribution Panel, 120/208 V	1		4	9274831
D5020	Electrical room	Fair	Switchgear, 120/208 V	1		3	9274653
D5020	Electrical Room by main office	Fair	Distribution Panel, 120/208 V	1		4	9274599
D5020	Electrical room	Fair	Switchboard, 120/208 V	1		15	9274675
D5020	1st floor utility closet	Fair	Distribution Panel, 120/208 V	1		4	9274652
D5020	Media center	Fair	Distribution Panel, 120/208 V	1		4	9274697
D5020	Media center	Good	Distribution Panel, 277/480 V, 1200 AMP	1		25	9274596
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	157,694	SF	15	9274691
D5040	Building exterior	Fair	Exterior Light, any type, w/ LED Replacement	10		5	9274837
D5040	Gymnasium	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	2,000	SF	10	9274590
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16		5	9274682

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	157,694 SF	10	9274734
D5040	Building exterior	Fair	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen	15	5	9274606
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	157,694 SF	5	9274777
Fire Alarm & Electronic Systems						
D6030	Gymnasium	Fair	Sound System, Theater/Auditorium/Church	2,000 SF	10	9274668
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	157,694 SF	5	9274810
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	157,694 SF	5	9274610
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	157,694 SF	5	9274763
D7050	Electrical room	Fair	Fire Alarm Panel, Fully Addressable	1	5	9274607
D8010	Staff work room	Good	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	157,694 SF	1	9274600
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	9274589
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9274788
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	9274686
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	5	9274811
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	10	9274814
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9274835
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9274764
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	3	9274683
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	9274740
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9274762
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	9274700
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	2	9274694

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	3	9274731
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	9274648
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	5	9274613
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	9274719
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9274649
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	9274770
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	9274715
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	10	9274637
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9274816
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	9274604
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9274626
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	8 LF	5	9274712
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	3	9274660
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	8 LF	5	9274774
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	9274769
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9274776
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	9274730
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	9274605
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	9274838
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	9274826
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	5	9274663
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	6	9274815
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	9274713
E1040	Lab classroom	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF	1	3	9274802

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
E1040	700	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF	1		3	9274840
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	36		10	9274711
E1040	Hallway	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1		5	9274617
E1040	700	Fair	Laboratory Equipment, Sink, 1-Bowl	1		10	9274699
E1070	Site	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	2		10	9274630
E1070	Gymnasium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	5,000	SF	5	9274792
E1070	Site	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	4		10	9274702
E1070	Site	Fair	Gym Scoreboard, Electronic Basic	2		10	9274629
E2010	Library	Fair	Casework, Cabinetry, Standard	20	LF	10	9274674
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	150	LF	10	9274749
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	100	LF	10	9274721
E2010	Site	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	250		5	9274761
E2010	Classrooms Science	Fair	Casework, Cabinetry, High-End or Laboratory	150	LF	5	9274747
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	57		7	9276071
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	75	LF	10	9274598
Special Construction & Demo							
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	600	SF	15	9274708
F1020	Greenhouse	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	1,200	SF	10	9274829
Pedestrian Plazas & Walkways							
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	3,500	SF	10	9274705
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1		5	9274611
Accessibility							
Y1020	Throughout building	NA	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	50	LF	0	9313790

Component Condition Report | Gaithersburg Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1020	Throughout building	NA	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	50 LF	0	9313794
Y1030	Throughout Building	NA	ADA Entrances & Doors, Hardware, Lever Handle, Install	50	0	9313793
Y1090	Throughout	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9340335

Component Condition Report | Gaithersburg Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Storage Building	Fair	Ancillary Building, Wood-Framed or CMU, Standard	300 SF	10	9276062
F1020	Site General	Fair	Covered Walkway, Metal-Framed, Light/Medium Gauge	350 SF	20	9276042
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Curb & Gutter, Concrete	5,000 LF	25	9276056
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,500 SF	0	9276047
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	106,500 SF	3	9276051
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,500 SF	13	9276063
G2030	Site Parking Areas	Fair	Sidewalk, Concrete, Large Areas	32,000 SF	22	9276045
G2030	Site Parking Areas	Poor	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	4	0	9276046
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	12	9276061
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	23,500 SF	6	9276050
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	12	9276059
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	11,300 SF	3	9276048
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	8	7	9276055
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	10	9276052
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4	9	9276041

Component Condition Report | Gaithersburg Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	9	5	9276058
G2060	Site	Fair	Flagpole, Metal	1	12	9276038
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	3	0	9276053
G2060	Site General	Good	Bike Rack, Fixed 1-5 Bikes	2	15	9276049
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	150 LF	12	9276043
G2060	Site General	Fair	Signage, Property, Monument, Replace/Install	1	8	9276044
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 8'	1,000 LF	26	9276054
G2080	Storage Building	Failed	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	1	0	9276039
G4050	Site General	Fair	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen	4	7	9276057
G4050	Site Parking Areas	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	21	11	9276060
Utilities						
G3010	Site General	Good	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	600 LF	30	9276040

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/16/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Gaithersburg Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Gaithersburg Middle School / Main Building	$65,250	$978,411	$64,184	$500,545	$66,405	$5,276,400	$148,301	$221,665	$123,193	$0	$7,520,751	$5,191	$54,179	$28,343	$282,703	$2,047,973	$1,527,302	$305,502	$2,997,276	$436,974	$2,180,135	**$24,830,685**
Gaithersburg Middle School / Site	$15,266	$0	$0	$57,925	$0	$7,303	$42,090	$48,703	$70,952	$7,307	$47,037	$116,276	$22,313	$150,539	$0	$1,870	$56,566	$0	$90,246	$0	$20,951	**$755,344**
Grand Total	**$80,516**	**$978,411**	**$64,184**	**$558,471**	**$66,405**	**$5,283,703**	**$190,392**	**$270,368**	**$194,145**	**$7,307**	**$7,567,788**	**$121,467**	**$76,492**	**$178,882**	**$282,703**	**$2,049,843**	**$1,583,868**	**$305,502**	**$3,087,522**	**$436,974**	**$2,201,086**	**$25,586,029**

Gaithersburg Middle School

Gaithersburg 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
A4010	Substructure	9274822	Foundation, Concrete Slab-on-Grade, w/ Integral Perimeter Footings	75	65	10	30000	SF	$11.90	$357,000											$357,000											**$357,000**
B1010	Superstructure	9274745	Structural Framing, Concrete Cast-in-Place, 1-2 Story Building	75	65	10	30000	SF	$34.00	$1,020,000											$1,020,000											**$1,020,000**
B2010	Building Exterior	9274707	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	8300	SF	$3.00	$24,900			$24,900										$24,900									**$49,800**
B2010	Building Exterior	9274670	Exterior Walls, Stucco, Replace	50	45	5	16000	SF	$20.00	$320,000						$320,000																**$320,000**
B2010	Building Exterior	9274695	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	50000	SF	$1.86	$93,000											$93,000											**$93,000**
B2020	Building Exterior	9274658	Glazing, any type by SF, Replace	30	20	10	8300	SF	$55.00	$456,500											$456,500											**$456,500**
B2050	Building Exterior	9274593	Exterior Door, Steel, Commercial, Replace	40	25	15	28	EA	$4,060.00	$113,680																$113,680						**$113,680**
B2050	Hallway	9274664	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	17	13	1	EA	$3,200.00	$3,200														$3,200								**$3,200**
B3010	Roof	9274758	Roofing, Built-Up, Replace	25	20	5	94500	SF	$14.00	$1,323,000						$1,323,000																**$1,323,000**
B3010	Roof	9274825	Roofing, Single-Ply Membrane, EPDM, Replace	20	5	15	800	SF	$11.00	$8,800																$8,800						**$8,800**
C1010	Classrooms General	9276080	Movable Partition, Movable Partitions, Fabric 6' Height, Replace	25	17	8	8000	SF	$5.00	$40,000								$40,000														**$40,000**
C1010	Gymnasium	9274690	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	15	10	2800	SF	$22.30	$62,440											$62,440											**$62,440**
C1030	Throughout building	9274752	Interior Door, Steel, Standard, Replace	40	30	10	20	EA	$600.00	$12,000											$12,000											**$12,000**
C1030	Throughout building	9274760	Interior Door, Wood, Solid-Core, Replace	40	25	15	50	EA	$700.00	$35,000																$35,000						**$35,000**
C1030	Throughout building	9274736	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	70	EA	$2,100.00	$147,000																					$147,000	**$147,000**
C1030	Hallways	9274796	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	16	EA	$950.00	$15,200																					$15,200	**$15,200**
C1070	Throughout Building	9274681	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	141900	SF	$3.50	$496,650											$496,650											**$496,650**
C1090	Restrooms	9274669	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	30	EA	$750.00	$22,500											$22,500											**$22,500**
C1090	Hallways & Common Areas	9276070	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	150	LF	$500.00	$75,000											$75,000											**$75,000**
C1090	Locker Rooms	9274698	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	200	LF	$500.00	$100,000											$100,000											**$100,000**
C2010	Restrooms	9274795	Wall Finishes, Ceramic Tile, Replace	40	30	10	15800	SF	$18.00	$284,400											$284,400											**$284,400**
C2010	Gymnasium	9274789	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	450	SF	$16.80	$7,560						$7,560														$7,560		**$15,120**
C2010	Throughout Building	9274635	Wall Finishes, any surface, Prep & Paint	10	5	5	246500	SF	$1.50	$369,750						$369,750										$369,750						**$739,500**
C2030	Throughout building	9274597	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	3000	SF	$1.50	$4,500						$4,500										$4,500						**$9,000**
C2030	Throughout building	9274704	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	3000	SF	$12.00	$36,000						$36,000										$36,000						**$72,000**
C2030	Locker rooms	9274759	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	2	8	1500	SF	$1.50	$2,250								$2,250											$2,250			**$4,500**
C2030	Kitchen	9274743	Flooring, Quarry Tile, Replace	50	44	6	2000	SF	$26.00	$52,000							$52,000															**$52,000**
C2030	Restrooms	9274744	Flooring, Ceramic Tile, Replace	40	30	10	15800	SF	$18.00	$284,400											$284,400											**$284,400**
C2030	Gymnasium	9274722	Flooring, Wood, Strip, Replace	30	20	10	4000	SF	$15.00	$60,000											$60,000											**$60,000**
C2030	Throughout Building	9274786	Flooring, Vinyl Tile (VCT), Replace	15	10	5	110400	SF	$5.00	$552,000						$552,000															$552,000	**$1,104,000**
C2030	Locker rooms	9274772	Flooring, Vinyl Sheeting, Replace	15	10	5	1600	SF	$7.00	$11,200						$11,200															$11,200	**$22,400**
C2030	Throughout Building	9274706	Flooring, Terrazzo, Replace	50	40	10	7900	SF	$14.00	$110,600											$110,600											**$110,600**
C2030	IDF	9274824	Flooring, Carpet, Commercial Standard, Replace	10	9	1	500	SF	$7.50	$3,750	$3,750											$3,750										**$7,500**
C2030	Throughout building	9274602	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4700	SF	$7.50	$35,250						$35,250										$35,250						**$70,500**
C2050	Gymnasium	9274717	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	5000	SF	$2.50	$12,500						$12,500										$12,500						**$25,000**
C2050	Throughout Building	9274720	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	11000	SF	$2.00	$22,000						$22,000										$22,000						**$44,000**
D1010	Gymnasium	9274809	Elevator Cab Finishes, Economy, Replace	10	7	3	1	EA	$3,000.00	$3,000				$3,000										$3,000								**$6,000**
D1010	Locker Rooms	9274647	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
D1010	Elevator machine room	9274817	Elevator Controls, Automatic, 1 Car, Replace	20	15	5	1	EA	$5,000.00	$5,000						$5,000																**$5,000**
D1010	Locker room	9274678	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	24	6	1	EA	$55,000.00	$55,000							$55,000															**$55,000**
D1010	Elevator machine room	9274603	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	22	8	1	EA	$55,000.00	$55,000								$55,000														**$55,000**
D1010	Elevator Shafts/Utility	9274672	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000											$9,000											**$9,000**
D1010	TV Studio	9274710	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	21	4	1	EA	$17,000.00	$17,000					$17,000																	**$17,000**
D1010	Stage	9274627	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	15	10	1	EA	$17,000.00	$17,000											$17,000											**$17,000**
D2010	Mechanical Room	9276078	Pump, Circulation, Domestic Water, Replace	15	5	10	1	EA	$2,600.00	$2,600											$2,600											**$2,600**
D2010	Mechanical Room	9276069	Pump, Circulation, Domestic Water, Replace	15	5	10	1	EA	$2,600.00	$2,600											$2,600											**$2,600**
D2010	Mechanical Room	9276073	Water Heater, Gas, Commercial (125 MBH), Replace	20	6	14	1	EA	$12,400.00	$12,400															$12,400							**$12,400**
D2010	Mechanical Room	9276075	Water Heater, Gas, Commercial (125 MBH), Replace	20	5	15	1	EA	$12,400.00	$12,400																$12,400						**$12,400**
D2010	Mechanical Room	9276076	Water Heater, Gas, Commercial (125 MBH), Replace	20	5	15	1	EA	$12,400.00	$12,400																$12,400						**$12,400**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D2010	Mechanical Room	9276077	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$10,500.00	$10,500															$10,500							**$10,500**
D2010	Throughout Building	9274687	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	22	18	157694	SF	$11.00	$1,734,634																			$1,734,634				**$1,734,634**
D2010	Hallways	9274832	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	5	EA	$1,200.00	$6,000				$6,000															$6,000				**$12,000**
D2010	Classrooms Science	9274679	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	4	EA	$2,300.00	$9,200						$9,200																		**$9,200**
D2010	Throughout building	9274790	Sink/Lavatory, Service Sink, Floor, Replace	35	30	5	5	EA	$800.00	$4,000						$4,000																		**$4,000**
D2010	Utility closet	9274714	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	30	5	6	EA	$1,400.00	$8,400						$8,400																		**$8,400**
D2010	Throughout Building	9274665	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	3	EA	$1,200.00	$3,600											$3,600													**$3,600**
D2010	Restrooms	9274625	Urinal, Standard, Replace	30	20	10	20	EA	$1,100.00	$22,000											$22,000													**$22,000**
D2010	Locker rooms	9274666	Shower, Fiberglass, Replace	20	10	10	2	EA	$1,600.00	$3,200											$3,200													**$3,200**
D2010	Art room	9274655	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	20	10	4	EA	$1,200.00	$4,800											$4,800													**$4,800**
D2010	Locker rooms	9274673	Shower, Valve & Showerhead, Replace	30	20	10	20	EA	$800.00	$16,000											$16,000													**$16,000**
D2010	Locker room	9274645	Shower, Fiberglass, Replace	20	10	10	1	EA	$1,600.00	$1,600											$1,600													**$1,600**
D2010	Restrooms	9274748	Toilet, Commercial Water Closet, Replace	30	20	10	41	EA	$1,300.00	$53,300											$53,300													**$53,300**
D2010	Restrooms	9274609	Sink/Lavatory, Wall-Hung, Replace	30	20	10	25	EA	$1,700.00	$42,500											$42,500													**$42,500**
D2030	Boiler Room	9274643	Pump, Sump, Replace	15	10	5	1	EA	$4,270.00	$4,270						$4,270															$4,270			**$8,540**
D2030	Boiler Room	9274680	Pump, Sump, Replace	15	10	5	1	EA	$4,270.00	$4,270						$4,270															$4,270			**$8,540**
D2060	Loading dock	9274742	Air Compressor, Tank-Style, Replace	20	17	3	1	EA	$7,270.00	$7,270				$7,270																				**$7,270**
D2060	Boiler Room	9274689	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	$7,270.00	$7,270						$7,270																		**$7,270**
D2060	Boiler Room	9274779	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	4	16	1	EA	$5,600.00	$5,600																	$5,600						**$5,600**
D3020	Basement	9274632	Boiler, Gas, HVAC, Replace	30	20	10	1	EA	$33,800.00	$33,800											$33,800													**$33,800**
D3020	Book Storage across from 400	9274592	Unit Heater, Hydronic, Replace	20	17	3	1	EA	$4,600.00	$4,600				$4,600																				**$4,600**
D3020	Boiler Room	9274785	Unit Heater, Hydronic, Replace	20	15	5	1	EA	$2,900.00	$2,900						$2,900																		**$2,900**
D3020	Below greenhouses	9274733	Unit Heater, Electric, Replace	20	15	5	1	EA	$1,800.00	$1,800						$1,800																		**$1,800**
D3020	Loading dock	9274692	Unit Heater, Hydronic, Replace	20	10	10	1	EA	$2,100.00	$2,100											$2,100													**$2,100**
D3020	Science Department Book Closet and Professional Library	9274725	Unit Heater, Hydronic, Replace	20	10	10	1	EA	$1,700.00	$1,700											$1,700													**$1,700**
D3020	603 Storage	9274806	Unit Heater, Hydronic, Replace	20	10	10	1	EA	$2,100.00	$2,100											$2,100													**$2,100**
D3020	Throughout building	9274709	Radiator, Hydronic, Baseboard (per LF), Replace	30	20	10	150	LF	$150.00	$22,500											$22,500													**$22,500**
D3020	Boiler Room	9274753	Unit Heater, Hydronic, Replace	20	10	10	1	EA	$2,100.00	$2,100											$2,100													**$2,100**
D3030	Building Exterior	9274671	Chiller, Air-Cooled, Replace	25	15	10	1	EA	$180,000.00	$180,000											$180,000													**$180,000**
D3030	Building Exterior	9274756	Chiller, Air-Cooled, Replace	25	15	10	1	EA	$180,000.00	$180,000											$180,000													**$180,000**
D3030	Building Exterior	9274646	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$4,800						$4,800																$4,800		**$9,600**
D3030	Throughout Building	9274620	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	10	10	10	EA	$7,400.00	$74,000											$74,000													**$74,000**
D3030	Roof	9274633	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$3,500.00	$3,500													$3,500											**$3,500**
D3030	Roof	9274818	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$4,800.00	$4,800													$4,800											**$4,800**
D3030	Roof	9274757	Split System Ductless, Single Zone, Replace	15	3	12	1	EA	$4,800.00	$4,800													$4,800											**$4,800**
D3030	Roof	9274771	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$6,100.00	$6,100														$6,100										**$6,100**
D3030	Roof	9274612	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500														$3,500										**$3,500**
D3030	Roof	9274793	Split System Ductless, Single Zone, Replace	15	2	13	1	EA	$3,500.00	$3,500														$3,500										**$3,500**
D3030	Roof	9274775	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	$44,000.00	$44,000															$44,000									**$44,000**
D3030	Roof	9274594	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	$55,000.00	$55,000															$55,000									**$55,000**
D3030	Roof	9274623	Heat Pump, Var Refrig Vol (VRV), Replace	15	1	14	1	EA	$44,000.00	$44,000															$44,000									**$44,000**
D3030	Science classroom/greenhouse	9274782	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	1	19	1	EA	$7,400.00	$7,400																				$7,400			**$7,400**
D3030	Greenhouse Classroom	9274651	Unit Ventilator, approx/nominal 2 Ton, 300 to 750 CFM, Replace	20	1	19	1	EA	$7,400.00	$7,400																				$7,400			**$7,400**
D3050	Basement	9274750	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100																$5,100		**$10,200**
D3050	Basement	9274808	Pump, Distribution, HVAC Heating Water, Replace	15	10	5	1	EA	$5,100.00	$5,100						$5,100																$5,100		**$10,200**
D3050	Boiler Room	9274693	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$22,000.00	$22,000						$22,000																		**$22,000**
D3050	Boiler Room	9274718	Pump, Distribution, HVAC Heating Water, Replace	25	20	5	1	EA	$22,000.00	$22,000						$22,000																		**$22,000**
D3050	Stage	9274780	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	28	2	1	EA	$31,000.00	$31,000			$31,000																					**$31,000**
D3050	Girls locker room storage	9274834	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	20	5	1	EA	$9,200.00	$9,200						$9,200																		**$9,200**
D3050	Roof	9274614	Make-Up Air Unit, MUA or MAU, Replace	20	10	10	1	EA	$48,000.00	$48,000											$48,000													**$48,000**
D3050	Roof	9274639	Make-Up Air Unit, MUA or MAU, Replace	20	10	10	1	EA	$48,000.00	$48,000											$48,000													**$48,000**
D3050	Roof	9274830	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000			**$40,000**
D3050	Roof	9274797	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$20,000.00	$20,000																				$20,000			**$20,000**
D3050	Roof	9274781	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000			**$30,000**
D3050	Roof	9274688	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$25,000.00	$25,000																				$25,000			**$25,000**
D3050	Roof	9274732	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$30,000.00	$30,000																				$30,000			**$30,000**
D3050	Roof	9274615	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$20,000.00	$20,000																				$20,000			**$20,000**
D3050	Roof	9274726	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$20,000.00	$20,000																				$20,000			**$20,000**
D3050	Roof	9274823	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	1	19	1	EA	$40,000.00	$40,000																				$40,000			**$40,000**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	9274595	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	$3,000.00	$3,000					$3,000																	**$3,000**
D3060	Roof	9274701	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	15	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
D3060	Roof	9274727	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274724	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274588	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274778	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274716	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274766	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274739	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274767	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274799	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274640	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274784	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274807	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274804	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	$1,400.00	$1,400						$1,400																**$1,400**
D3060	Roof	9274619	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Building Exterior	9274841	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Building Exterior	9274641	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274616	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	15	5	1	EA	$1,200.00	$1,200						$1,200																**$1,200**
D3060	Roof	9274621	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	9274638	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	9274754	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	9274783	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	1	19	1	EA	$2,400.00	$2,400																			$2,400			**$2,400**
D3060	Roof	9274768	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	9274800	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Kitchen	9274656	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$1,500.00	$1,500				$1,500																		**$1,500**
D3060	Kitchen	9274803	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	16	4	1	EA	$1,500.00	$1,500					$1,500																	**$1,500**
D4010	Throughout building	9274676	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	157694	SF	$1.07	$168,733						$168,733																**$168,733**
D4010	Mechanical Room	9276079	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	$10,500.00	$10,500														$10,500								**$10,500**
D4010	Mechanical Room	9276072	Backflow Preventer, Fire Suppression, Replace	30	16	14	1	EA	$10,500.00	$10,500														$10,500								**$10,500**
D4010	Kitchen	9274741	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	20	LF	$400.00	$8,000						$8,000																**$8,000**
D5010	Building Exterior	9274657	Generator, Gas or Gasoline, Replace	25	15	10	1	EA	$66,000.00	$66,000											$66,000											**$66,000**
D5020	Electrical room	9274653	Switchgear, 120/208 V, Replace	40	37	3	1	EA	$400,000.00	$400,000				$400,000																		**$400,000**
D5020	Electrical room	9274675	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$66,000.00	$66,000																$66,000						**$66,000**
D5020	Electrical Room by main office	9274599	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$11,500.00	$11,500					$11,500																	**$11,500**
D5020	Electrical Room by main office	9274831	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$6,000					$6,000																	**$6,000**
D5020	Media center	9274697	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$7,000.00	$7,000					$7,000																	**$7,000**
D5020	1st floor utility closet	9274652	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,000.00	$8,000					$8,000																	**$8,000**
D5030	Throughout Building	9274691	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	157694	SF	$2.50	$394,235																$394,235						**$394,235**
D5040	Throughout Building	9274777	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	157694	SF	$0.65	$102,501						$102,501										$102,501						**$205,002**
D5040	Gymnasium	9274682	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	15	5	16	EA	$1,700.00	$27,200						$27,200																**$27,200**
D5040	Building exterior	9274606	Exterior Light, Building-Mounted, Doorway/Soffit/Lower-Lumen, Replace	20	15	5	15	EA	$400.00	$6,000						$6,000																**$6,000**
D5040	Building exterior	9274837	Exterior Light, any type, w/ LED Replacement, Replace	20	15	5	10	EA	$800.00	$8,000						$8,000																**$8,000**
D5040	Gymnasium	9274590	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	10	10	2000	SF	$30.00	$60,000											$60,000											**$60,000**
D5040	Throughout Building	9274734	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	10	10	157694	SF	$5.00	$788,470											$788,470											**$788,470**
D6030	Gymnasium	9274668	Sound System, Theater/Auditorium/Church, Replace	20	10	10	2000	SF	$1.50	$3,000											$3,000											**$3,000**
D6060	Throughout Building	9274810	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	157694	SF	$1.65	$260,195						$260,195																**$260,195**
D7030	Throughout building	9274610	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	157694	SF	$2.00	$315,388						$315,388														$315,388		**$630,776**
D7050	Throughout Building	9274763	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	157694	SF	$3.00	$473,082						$473,082																**$473,082**
D7050	Electrical room	9274607	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	$15,000.00	$15,000						$15,000														$15,000		**$30,000**
D8010	Staff work room	9274600	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	14	1	157694	SF	$6.00	$946,164	$946,164																$946,164					**$1,892,328**
E1030	Kitchen	9274694	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	13	2	1	EA	$4,600.00	$4,600			$4,600															$4,600				**$9,200**
E1030	Kitchen	9274731	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	6	LF	$1,000.00	$6,000				$6,000																		**$6,000**
E1030	Kitchen	9274740	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			**$3,400**
E1030	Kitchen	9274683	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	6	LF	$1,000.00	$6,000				$6,000																		**$6,000**
E1030	Kitchen	9274660	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	6	LF	$1,000.00	$6,000				$6,000																		**$6,000**
E1030	Kitchen	9274626	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Kitchen	9274713	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600														$3,600		**$7,200**
E1030	Kitchen	9274712	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	8	LF	$1,000.00	$8,000						$8,000																**$8,000**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	9274613	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	10	5	1	EA	$7,300.00	$7,300						$7,300															$7,300	**$14,600**
E1030	Kitchen	9274730	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	9274589	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	9274816	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9274835	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9274788	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9274700	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	9274605	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	9274774	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	8	LF	$1,000.00	$8,000						$8,000																**$8,000**
E1030	Kitchen	9274715	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	9274764	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9274762	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Kitchen	9274826	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	$4,500.00	$4,500						$4,500															$4,500	**$9,000**
E1030	Kitchen	9274770	Foodservice Equipment, Range, 2-Burner, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	9274776	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	9274838	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	9274604	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700															$6,700	**$13,400**
E1030	Kitchen	9274649	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	9274811	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	4	LF	$1,000.00	$4,000						$4,000																**$4,000**
E1030	Kitchen	9274663	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	6	LF	$1,000.00	$6,000						$6,000																**$6,000**
E1030	Kitchen	9274815	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	9	6	1	EA	$4,600.00	$4,600							$4,600															**$4,600**
E1030	Roof	9274719	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Roof	9274648	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	9	6	1	EA	$6,300.00	$6,300							$6,300															**$6,300**
E1030	Kitchen	9274769	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
E1030	Kitchen	9274637	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	20	10	1	EA	$2,100.00	$2,100											$2,100											**$2,100**
E1030	Kitchen	9274814	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	20	10	1	EA	$2,500.00	$2,500											$2,500											**$2,500**
E1030	Kitchen	9274686	Foodservice Equipment, Walk-In, Freezer, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
E1040	700	9274840	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace	15	12	3	1	EA	$8,000.00	$8,000				$8,000																$8,000		**$16,000**
E1040	Lab classroom	9274802	Laboratory Equipment, Exhaust Hood, Variable Volume 4 LF, Replace	15	12	3	1	EA	$8,000.00	$8,000				$8,000																$8,000		**$16,000**
E1040	Classrooms Science	9274711	Laboratory Equipment, Sink, 1-Bowl, Replace	30	20	10	36	EA	$1,725.00	$62,100											$62,100											**$62,100**
E1040	700	9274699	Laboratory Equipment, Sink, 1-Bowl, Replace	30	20	10	1	EA	$1,725.00	$1,725											$1,725											**$1,725**
E1040	Hallway	9274617	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$1,500						$1,500										$1,500						**$3,000**
E1070	Gymnasium	9274792	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	10	5	5000	SF	$13.00	$65,000						$65,000														$65,000		**$130,000**
E1070	Site	9274702	Basketball Backboard, Wall-Mounted, Operable, Operable	30	20	10	4	EA	$4,300.00	$17,200											$17,200											**$17,200**
E1070	Site	9274630	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	20	10	2	EA	$7,830.00	$15,660											$15,660											**$15,660**
E1070	Site	9274629	Gym Scoreboard, Electronic Basic, Replace	30	20	10	2	EA	$1,700.00	$3,400											$3,400											**$3,400**
E2010	Classrooms Science	9274747	Casework, Cabinetry, High-End or Laboratory, Replace	20	15	5	150	LF	$500.00	$75,000						$75,000																**$75,000**
E2010	Library	9274674	Casework, Cabinetry, Standard, Replace	20	10	10	20	LF	$300.00	$6,000											$6,000											**$6,000**
E2010	Library	9274749	Library Shelving, Single-Faced, up to 90" Height, Replace	20	10	10	150	LF	$330.00	$49,500											$49,500											**$49,500**
E2010	Throughout Building	9274721	Casework, Cabinetry, Standard, Replace	20	10	10	100	LF	$300.00	$30,000											$30,000											**$30,000**
E2010	Library	9274598	Library Shelving, Double-Faced, up to 90" Height, Replace	20	10	10	75	LF	$480.00	$36,000											$36,000											**$36,000**
E2010	Site	9274761	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	15	5	250	EA	$300.00	$75,000						$75,000																**$75,000**
E2010	Classrooms General	9276071	Smart Board, Interactive Digital White Board, Replace	10	3	7	57	EA	$3,162.00	$180,234								$180,234											$180,234			**$360,468**
F1020	Greenhouse	9274829	Ancillary Building, Greenhouse, Glazing & Accessories, Replace	30	20	10	1200	SF	$75.00	$90,000											$90,000											**$90,000**
F1020	Site	9274708	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	20	15	600	SF	$100.00	$60,000																$60,000						**$60,000**
G2030	Site	9274705	Sidewalk, Brick/Masonry Pavers, Replace	30	20	10	3500	SF	$33.00	$115,500											$115,500											**$115,500**
G2050	Site	9274611	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	20	5	1	EA	$8,000.00	$8,000						$8,000																**$8,000**
Y1020	Throughout building	9313790	ADA Paths of Travel, Ramp/Stair Handrails, Full Rail Modifications, Modify	0	0	0	50	LF	$55.00	$2,750	$2,750																					**$2,750**
Y1020	Throughout building	9313794	ADA Paths of Travel, Ramp, Concrete Up to 48" Wide, Install	0	0	0	50	LF	$800.00	$40,000	$40,000																					**$40,000**
Y1030	Throughout Building	9313793	ADA Entrances & Doors, Hardware, Lever Handle, Install	0	0	0	50	EA	$300.00	$15,000	$15,000																					**$15,000**
Y1090	Throughout	9340335	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$7,500	$7,500																					**$7,500**
Totals, Unescalated											**$65,250**	**$949,914**	**$60,500**	**$458,070**	**$59,000**	**$4,551,469**	**$124,200**	**$180,234**	**$97,250**	**$0**	**$5,596,145**	**$3,750**	**$38,000**	**$19,300**	**$186,900**	**$1,314,516**	**$951,764**	**$184,834**	**$1,760,584**	**$249,200**	**$1,207,088**	**$18,057,968**
Totals, Escalated (3.0% inflation, compounded annually)											**$65,250**	**$978,411**	**$64,184**	**$500,545**	**$66,405**	**$5,276,400**	**$148,301**	**$221,665**	**$123,193**	**$0**	**$7,520,751**	**$5,191**	**$54,179**	**$28,343**	**$282,703**	**$2,047,973**	**$1,527,302**	**$305,502**	**$2,997,276**	**$436,974**	**$2,180,135**	**$24,830,685**

Gaithersburg 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
F1020	Storage Building	9276062	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	25	10	300	SF	$100.00	$30,000											$30,000											**$30,000**
F1020	Site General	9276042	Covered Walkway, Metal-Framed, Light/Medium Gauge, Replace	30	10	20	350	SF	$28.00	$9,800																					$9,800	**$9,800**
G2020	Site	9276047	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	1500	SF	$5.50	$8,250	$8,250																					**$8,250**

Replacement Reserves Report

5/16/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2020	Site Parking Areas	9276051	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	106500	SF	$0.45	$47,925				$47,925					$47,925					$47,925					$47,925			**$191,700**
G2030	Site Parking Areas	9276046	Sidewalk, any pavement type, Sectional Repairs per Man-Day, Repair	0	0	0	4	EA	$1,000.00	$4,000	$4,000																						**$4,000**
G2030	Site	9276063	Sidewalk, Brick/Masonry Pavers, Replace	30	17	13	1500	SF	$33.00	$49,500														$49,500								**$49,500**
G2050	Site Sports Fields & Courts	9276048	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	11300	SF	$0.45	$5,085				$5,085					$5,085					$5,085					$5,085			**$20,340**
G2050	Site Sports Fields & Courts	9276050	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	4	6	23500	SF	$1.50	$35,250							$35,250									$35,250						**$70,500**
G2050	Site Sports Fields & Courts	9276055	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	18	7	8	EA	$4,750.00	$38,000								$38,000														**$38,000**
G2050	Site Sports Fields & Courts	9276041	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	11	9	4	EA	$1,400.00	$5,600										$5,600												**$5,600**
G2050	Site Sports Fields & Courts	9276052	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	10	10	1	EA	$5,000.00	$5,000											$5,000											**$5,000**
G2050	Site Sports Fields & Courts	9276061	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	8	12	1	EA	$5,000.00	$5,000													$5,000									**$5,000**
G2050	Site Sports Fields & Courts	9276059	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	8	12	1	EA	$5,000.00	$5,000													$5,000									**$5,000**
G2060	Site	9276053	Park Bench, Wood/Composite/Fiberglass, Replace	20	20	0	3	EA	$600.00	$1,800	$1,800																				$1,800	**$3,600**
G2060	Site	9276058	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	9	EA	$700.00	$6,300						$6,300																**$6,300**
G2060	Site General	9276043	Fences & Gates, Fence, Chain Link 6', Replace	40	28	12	150	LF	$21.00	$3,150													$3,150									**$3,150**
G2060	Site General	9276049	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	2	EA	$600.00	$1,200																$1,200						**$1,200**
G2060	Site General	9276044	Signage, Property, Monument, Replace/Install	20	12	8	1	EA	$3,000.00	$3,000									$3,000													**$3,000**
G2060	Site	9276038	Flagpole, Metal, Replace	30	18	12	1	EA	$2,500.00	$2,500													$2,500									**$2,500**
G2080	Storage Building	9276039	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	0	0	1	EA	$1,216.00	$1,216	$1,216																					**$1,216**
G4050	Site Parking Areas	9276060	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace/Install	20	9	11	21	EA	$4,000.00	$84,000												$84,000										**$84,000**
G4050	Site General	9276057	Site Lighting, Wall Pack or Walkway Ceiling/Pole-Mounted, any type w/ LED, Lower-Lumen, Replace	20	13	7	4	EA	$400.00	$1,600								$1,600														**$1,600**
Totals, Unescalated											**$15,266**	**$0**	**$0**	**$53,010**	**$0**	**$6,300**	**$35,250**	**$39,600**	**$56,010**	**$5,600**	**$35,000**	**$84,000**	**$15,650**	**$102,510**	**$0**	**$1,200**	**$35,250**	**$0**	**$53,010**	**$0**	**$11,600**	**$549,256**
Totals, Escalated (3.0% inflation, compounded annually)											**$15,266**	**$0**	**$0**	**$57,925**	**$0**	**$7,303**	**$42,090**	**$48,703**	**$70,952**	**$7,307**	**$47,037**	**$116,276**	**$22,313**	**$150,539**	**$0**	**$1,870**	**$56,566**	**$0**	**$90,246**	**$0**	**$20,951**	**$755,344**

* 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	9274817	D1010	**Elevator Controls**	Automatic, 1 Car		Gaithersburg Middle School / Main Building	Elevator machine room	No dataplate	No dataplate	No dataplate			
2	9274647	D1010	**Elevator Controls**	Automatic, 1 Car		Gaithersburg Middle School / Main Building	Locker Rooms	Concord	H0RIZ0N	No dataplate	2001		
3	9274603	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Gaithersburg Middle School / Main Building	Elevator machine room	Lincoln	SD2S20Z5005YEH3	WX20000542-2003	2003		
4	9274678	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	1500 LB	Gaithersburg Middle School / Main Building	Locker room	No dataplate	No dataplate	No dataplate	2001		
5	9274710	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Gaithersburg Middle School / Main Building	TV Studio	The National Wheel-O-Vater Co., Inc	CDE 42	36136	1997		
6	9274627	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Gaithersburg Middle School / Main Building	Stage						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9276069	D2010	**Pump**	Circulation, Domestic Water	.5 HP	Gaithersburg Middle School / Main Building	Mechanical Room	Bell & Gossett	MRP58JV-758	M62077			
2	9276078	D2010	**Pump**	Circulation, Domestic Water	.5 HP	Gaithersburg Middle School / Main Building	Mechanical Room	Bell & Gossett	M74794	M62076			
3	9276075	D2010	**Water Heater**	Gas, Commercial (125 MBH)	81 GAL	Gaithersburg Middle School / Main Building	Mechanical Room	State Industries, Inc.	SBD-81-199NE 118	1731107088309	2017		
4	9276076	D2010	**Water Heater**	Gas, Commercial (125 MBH)	98 GAL	Gaithersburg Middle School / Main Building	Mechanical Room	State Industries, Inc.	SBS-100-76NE 300	1708105071249	2017		
5	9276073	D2010	**Water Heater**	Gas, Commercial (125 MBH)	81 GAL	Gaithersburg Middle School / Main Building	Mechanical Room	State Industries, Inc.	SBD81199NE 118	1637M002304	2016		
6	9276077	D2010	**Backflow Preventer**	Domestic Water	6 IN	Gaithersburg Middle School / Main Building	Mechanical Room	Watts Regulator	NA	242421			
7	9274643	D2030	**Pump**	Sump	3 HP	Gaithersburg Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
8	9274680	D2030	**Pump**	Sump	3 HP	Gaithersburg Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
9	9274742	D2060	**Air Compressor**	Tank-Style	2 HP	Gaithersburg Middle School / Main Building	Loading dock	International Dynetics	10T	91-067	1991		
10	9274689	D2060	**Air Compressor**	Tank-Style	2 HP	Gaithersburg Middle School / Main Building	Boiler Room	Saylor Beall	X-735-120-TC	5-114-714			
11	9274779	D2060	**Supplemental Components**	Compressed Air Dryer, Process Support	100 CFM	Gaithersburg Middle School / Main Building	Boiler Room	Hankison	HPR25	21H115HPR250487	2021		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9274820	D3020	**Boiler**	Gas, HVAC	2889 MBH	Gaithersburg Middle School / Main Building	Boiler Room	Fulton	EDR+3000	1225-FHS	2021		
2	9274632	D3020	**Boiler**	Gas, HVAC	895 MBH	Gaithersburg Middle School / Main Building	Basement	Burnham	FW 107A 50-G GP	No dataplate			
3	9274601	D3020	**Boiler**	Gas, HVAC	2889 MBH	Gaithersburg Middle School / Main Building	Boiler Room	Fulton	EDR+3000	1226-FHS	2021		
4	9274709	D3020	**Radiator**	Hydronic, Baseboard (per LF)		Gaithersburg Middle School / Main Building	Throughout building						150
5	9274733	D3020	**Unit Heater**	Electric	5 kW	Gaithersburg Middle School / Main Building	Below greenhouses	No dataplate	No dataplate	No dataplate			
6	9274725	D3020	**Unit Heater**	Hydronic	25 MBH	Gaithersburg Middle School / Main Building	Science Department Book Closet and Professional Library	Steriling	HS-125A	A2401973280001001			
7	9274806	D3020	**Unit Heater**	Hydronic	50 MBH	Gaithersburg Middle School / Main Building	603 Storage	Inaccessible	Inaccessible	Inaccessible			
8	9274753	D3020	**Unit Heater**	Hydronic	85 MBH	Gaithersburg Middle School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
9	9274692	D3020	**Unit Heater**	Hydronic	43 MBH	Gaithersburg Middle School / Main Building	Loading dock	Steriling	HS-060	A2401973280002002			
10	9274785	D3020	**Unit Heater**	Hydronic	160 MBH	Gaithersburg Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
11	9274592	D3020	**Unit Heater**	Hydronic	205 MBH	Gaithersburg Middle School / Main Building	Book Storage across from 400	Trane	UHSA-0208-2C-AAA	D87G07858	1987		
12	9274756	D3030	**Chiller**	Air-Cooled	130 TON	Gaithersburg Middle School / Main Building	Building Exterior	Daikin Industries	AGZ130EPMNN-ER00	STNU160100112			
13	9274671	D3030	**Chiller**	Air-Cooled	130 TON	Gaithersburg Middle School / Main Building	Building Exterior	Daikin Industries	AGZ130ED SEPNN0A	STNU200900187			
14	9274594	D3030	**Heat Pump**	Var Refrig Vol (VRV)	14 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	REYQ168XBTJA	2402245566	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9274623	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Gaithersburg Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
16	9274775	D3030	**Heat Pump** [VRF-1]	Var Refrig Vol (VRV)	10 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	REYQ120XBTJA	2402199213	2024		
17	9274818	D3030	**Split System Ductless**	Single Zone	1.5 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	RX18BXVJU	K000631	2022		
18	9274633	D3030	**Split System Ductless**	Single Zone	.5 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	13U28613B	2022		
19	9274646	D3030	**Split System Ductless**	Single Zone	2 TON	Gaithersburg Middle School / Main Building	Building Exterior	Haider	No dataplate	No dataplate			
20	9274612	D3030	**Split System Ductless**	Single Zone	.5 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	RX12WMVJU9	E003193	2023		
21	9274757	D3030	**Split System Ductless** [DSS-1-2]	Single Zone	1.5 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	RX18BXVJU	K000628	2022		
22	9274771	D3030	**Split System Ductless** [DSS-2-2]	Single Zone	3 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	RK36WMVJU9	E002844	2023		
23	9274793	D3030	**Split System Ductless** [DSS-2-3]	Single Zone	.5 TON	Gaithersburg Middle School / Main Building	Roof	Mitsubishi Electric	RX12WMVJU9	E003204	2023		
24	9274620	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	300 CFM	Gaithersburg Middle School / Main Building	Throughout Building						10
25	9274651	D3030	**Unit Ventilator**	approx/nominal 2 Ton, 300 to 750 CFM	300 CFM	Gaithersburg Middle School / Main Building	Greenhouse Classroom	Inaccessible	Inaccessible	Inaccessible	2024		
26	9274782	D3030	**Unit Ventilator** [UV-1]	approx/nominal 2 Ton, 300 to 750 CFM	500 CFM	Gaithersburg Middle School / Main Building	Science classroom/greenhouse	Daikin	.AVS.9.513.A.3.00.5.23.AB.22.6.1.8.1	NA	2024		
27	9274750	D3050	**Pump**	Distribution, HVAC Heating Water	1 HP	Gaithersburg Middle School / Main Building	Basement	Bell & Gossett	185332LF	No dataplate			
28	9274693	D3050	**Pump**	Distribution, HVAC Heating Water	40 HP	Gaithersburg Middle School / Main Building	Boiler Room	Bell & Gossett	No dataplate	C016068.62 DSG			
29	9274718	D3050	**Pump**	Distribution, HVAC Heating Water	40 HP	Gaithersburg Middle School / Main Building	Boiler Room	Bell & Gossett	No dataplate	C016068-01 D60			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	9274808	D3050	**Pump**	Distribution, HVAC Heating Water	1 HP	Gaithersburg Middle School / Main Building	Basement	Bell & Gossett	185332LF	No dataplate			
31	9274834	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1200 CFM	Gaithersburg Middle School / Main Building	Girls locker room storage	No dataplate	No dataplate	No dataplate			
32	9274780	D3050	**Air Handler** [AIR HANDLER UNIT 1]	Interior AHU, Easy/Moderate Access	6000 CFM	Gaithersburg Middle School / Main Building	Stage	No dataplate	No dataplate	No dataplate	1987		
33	9274765	D3050	**Air Handler** [RAHU-1]	Interior AHU, Easy/Moderate Access	10000 CFM	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	0AH018GDGM	FB0U240500063	2024		
34	9274614	D3050	**Make-Up Air Unit** [MUAU-1]	MUA or MAU	6750 CFM	Gaithersburg Middle School / Main Building	Roof	CaptiveAire Systems	A4-IBT-800-400-400-30D	No dataplate			
35	9274639	D3050	**Make-Up Air Unit** [MUAU-2]	MUA or MAU	6750 CFM	Gaithersburg Middle School / Main Building	Roof	CaptiveAire Systems	A4-IBT-800-400-400-30D	No dataplate			
36	9274615	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS010AHHG2PC	SLPU240315430	2024		
37	9274688	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	12 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS012AHHG2PC	SLPU240315436	2024		
38	9274830	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	20 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS020AHHG2PC-4	FB0U240202468	2024		
39	9274732	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS015AHHG2PC	SLPU240315449	2024		
40	9274823	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	18 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS018AHHG2PC-4	FB0U240202467	2024		
41	9274797	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS010AHHG2PC	SLPU240315431	2024		
42	9274781	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	Gaithersburg Middle School / Main Building	Roof	Daikin Industries	DPS015AHHG2PC	SLPU240315450	2024		
43	9274726	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Gaithersburg Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
44	9274616	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9274766	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
46	9274641	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Building Exterior	Loren Cook Company	Illegible	Illegible			
47	9274716	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
48	9274841	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Building Exterior	Loren Cook Company	Illegible	Illegible			
49	9274739	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
50	9274783	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	2000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	CUBE-230-5-1-34-6	24164980	2024		
51	9274701	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	3000 CFM	Gaithersburg Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
52	9274754	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	CUE-100-A-4-1-19-X	24165001	2024		
53	9274621	D3060	**Exhaust Fan** [EF-11]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	CUE-100-A-1-19-X1	24165000	2024		
54	9274768	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	6-099-B-6-1-19-X	24175942	2024		
55	9274800	D3060	**Exhaust Fan** [EF-6]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	6-100-8-6-1-19-X	24175943	2024		
56	9274638	D3060	**Exhaust Fan** [EF-9]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Greenheck	CUE-099-B-6-1-22-X	24164997	2024		
57	9274595	D3060	**Exhaust Fan** [PRV 1]	Roof or Wall-Mounted, 24" Damper	3000 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible	1987		
58	9274640	D3060	**Exhaust Fan** [PRV-12]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
59	9274619	D3060	**Exhaust Fan** [PRV-16]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
60	9274727	D3060	**Exhaust Fan** [PRV-22]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
61	9274807	D3060	**Exhaust Fan** [PRV-23]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
62	9274767	D3060	**Exhaust Fan** [PRV-24]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
63	9274799	D3060	**Exhaust Fan** [PRV-25]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
64	9274804	D3060	**Exhaust Fan** [PRV-27]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Loren Cook Company	Illegible	Illegible			
65	9274784	D3060	**Exhaust Fan** [PRV-28]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
66	9274588	D3060	**Exhaust Fan** [PRV-7]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Penn Ventilator Company	DX14B	No dataplate			
67	9274778	D3060	**Exhaust Fan** [PRV-8]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Gaithersburg Middle School / Main Building	Roof	Penn Ventilator Company	DX14B	No dataplate			
68	9274724	D3060	**Exhaust Fan** [PRV-9]	Roof or Wall-Mounted, 10" Damper	500 CFM	Gaithersburg Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
69	9274656	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Gaithersburg Middle School / Main Building	Kitchen	Mars	LPV236-1UA-PW	997222	1999		
70	9274803	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		Gaithersburg Middle School / Main Building	Kitchen	Mars	LPV236-1UA-PW	997221	1999		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9276079	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Gaithersburg Middle School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
2	9276072	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Gaithersburg Middle School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate			
3	9274741	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Gaithersburg Middle School / Main Building	Kitchen						20

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9274657	D5010	**Generator**	Gas or Gasoline	100 KW	Gaithersburg Middle School / Main Building	Building Exterior	Generac	No dataplate	No dataplate			
2	9274675	D5020	**Switchboard**	120/208 V	1200 AMP	Gaithersburg Middle School / Main Building	Electrical room	Square D	44-54974-2	No dataplate			
3	9274653	D5020	**Switchgear**	120/208 V	3200 AMP	Gaithersburg Middle School / Main Building	Electrical room	I-T-E	FC II	18 98037	1987		
4	9274831	D5020	**Distribution Panel**	120/208 V	400 AMP	Gaithersburg Middle School / Main Building	Electrical Room by main office	I-T-E	CDP-7	79-30274 AA1	1987		
5	9274599	D5020	**Distribution Panel**	120/208 V	1200 AMP	Gaithersburg Middle School / Main Building	Electrical Room by main office	I-T-E	CDP	18 98037	1987		
6	9274652	D5020	**Distribution Panel**	120/208 V	800 AMP	Gaithersburg Middle School / Main Building	1st floor utility closet	I-T-E	CDP	18 98037	1987		
7	9274697	D5020	**Distribution Panel**	120/208 V	600 AMP	Gaithersburg Middle School / Main Building	Media center	Square D	44-54974-4A		1987		
8	9274596	D5020	**Distribution Panel**	277/480 V, 1200 AMP		Gaithersburg Middle School / Main Building	Media center	DOAS-1	IN2412NN3H2	1109103601			
9	9274682	D5040	**High Intensity Discharge (HID) Fixtures**	Metal Halide, Gymnasium Lighting, 400 W		Gaithersburg Middle School / Main Building	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9274607	D7050	**Fire Alarm Panel**	Fully Addressable		Gaithersburg Middle School / Main Building	Electrical room	Notifier	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9274637	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Gaithersburg Middle School / Main Building	Kitchen						
2	9274814	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Gaithersburg Middle School / Main Building	Kitchen						
3	9274788	E1030	**Foodservice Equipment**	Convection Oven, Single		Gaithersburg Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
4	9274835	E1030	**Foodservice Equipment**	Convection Oven, Single		Gaithersburg Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
5	9274764	E1030	**Foodservice Equipment**	Convection Oven, Single		Gaithersburg Middle School / Main Building	Kitchen	Rational	No dataplate	No dataplate			
6	9274762	E1030	**Foodservice Equipment**	Convection Oven, Single		Gaithersburg Middle School / Main Building	Kitchen	Rational	No dataplate	No dataplate			
7	9274816	E1030	**Foodservice Equipment**	Convection Oven, Single		Gaithersburg Middle School / Main Building	Kitchen	Blodgett	BC14E/AB	Illegible			
8	9274626	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Gaithersburg Middle School / Main Building	Kitchen	Beverage-Air Corporation	STF49-1-W	No dataplate			
9	9274713	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Gaithersburg Middle School / Main Building	Kitchen	Beverage-Air Corporation	STF49-1-W	No dataplate			
10	9274700	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
11	9274715	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
12	9274605	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
13	9274826	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
14	9274740	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Gaithersburg Middle School / Main Building	Kitchen	Metro	C199-HM2000	No dataplate	1995		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9274649	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
16	9274776	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Gaithersburg Middle School / Main Building	Kitchen	Vulcan	VHFA18	521017879			
17	9274838	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Gaithersburg Middle School / Main Building	Kitchen	Vulcan	VHFA18	521017880			
18	9274604	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
19	9274770	E1030	**Foodservice Equipment**	Range, 2-Burner		Gaithersburg Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
20	9274694	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Gaithersburg Middle School / Main Building	Kitchen	Traulsen	RHT232NUT-HHS	T12583L05	2012		
21	9274730	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Gaithersburg Middle School / Main Building	Kitchen	Beverage-Air Corporation	PF48-1AS	6025751			
22	9274613	E1030	**Foodservice Equipment**	Refrigerator, 4-Door Reach-In		Gaithersburg Middle School / Main Building	Kitchen	Traulsen	GHT 2-32WUT	230471 6K			
23	9274648	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Gaithersburg Middle School / Main Building	Roof	BOHN	BHS015X6C	T16F17203	2016		
24	9274719	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Gaithersburg Middle School / Main Building	Roof	BOHN	BZS055L6C	T16F23223	2016		
25	9274589	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Gaithersburg Middle School / Main Building	Kitchen	BOHN	Inaccessible	Inaccessible			
26	9274815	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Gaithersburg Middle School / Main Building	Kitchen	Heatcraft	ADT140AEK	T16F18679	2016		
27	9274686	E1030	**Foodservice Equipment**	Walk-In, Freezer		Gaithersburg Middle School / Main Building	Kitchen						
28	9274769	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Gaithersburg Middle School / Main Building	Kitchen						
29	9274802	E1040	**Laboratory Equipment**	Exhaust Hood, Variable Volume 4 LF	4 LF	Gaithersburg Middle School / Main Building	Lab classroom	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	9274840	E1040	**Laboratory Equipment**	Exhaust Hood, Variable Volume 4 LF	4 LF	Gaithersburg Middle School / Main Building	700	No dataplate	No dataplate	No dataplate			
31	9274617	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Gaithersburg Middle School / Main Building	Hallway						