FACILITY CONDITION ASSESSMENT

prepared for

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

Francis Scott Key Middle School
910 Schindler Drive
Silver Spring, MD 20903

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BV PROJECT #:
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DATE OF REPORT:
May 26, 2026

ON SITE DATE:
February 24, 2026

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	910 Schindler Drive, Silver Spring, MD 20903
Site Developed	Built 1966 Renovated 2009
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 24, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Mr. Riggs, Building Service Manager 301.422.5700
Assessment & Report Prepared By	Sonal George Issac
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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

Francis Scott Key Middle School was originally constructed in 1966 and underwent a major renovation in 2008/2009 that included demolition of the former structure and construction of the current two-story building. The school became the first middle school to attain Leed Gold certification in Maryland and opened for student year 2009/2010.

Architectural

The masonry clad structure is primarily supported by steels columns and beams and appears structurally sound with no obvious evidence of movement or settlement. Building envelope consists primarily of masonry exterior walls with glazed windows and doors, which were observed to be in generally fair condition. The built-up roof system is at half-life and should perform well for the next 6-10 years. Interior finishes include rubber tile, quarry tile, wood flooring, carpet, ceramic tile, and vinyl tiles (VCT), which appear to be typical for educational facilities and are overall in fair condition. Ceilings throughout the building consist mainly of acoustical ceiling tiles (ACT). Some ceiling tiles were observed to be missing, stained, or slightly sagging, particularly in localized areas such as the cafeteria, which may be associated with past moisture intrusion.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The facility is served by a variety of mechanical, electrical, and plumbing systems, many of which appear to have been upgraded during the 2008 renovation. Mechanical systems include heat pumps, air handling units (AHUs), split systems, ductless split systems, makeup air units, and exhaust fans that provide heating, cooling, and ventilation to the building. Heating is supported by boilers, which distribute heated water to cabinet units serving classrooms and other interior spaces. Electrical infrastructure includes a main distribution panel, secondary transformer, and automatic transfer switch (ATS) that distributes power throughout the facility. A diesel-powered generator is installed to provide backup power during outages. The building also contains one hydraulic elevator for vertical accessibility and domestic water heaters for hot water supply. In addition, solar panels are installed to supplement the building’s electrical generation.

Site

The campus includes parking areas, outdoor athletic facilities, and landscaped open spaces. The parking lot pavement was observed to be in poor condition, with visible deterioration that may require resurfacing or repair. Recreational areas include basketball courts, a baseball field, and a soccer field. The basketball courts show surface cracking and deterioration, which should be addressed for safety purposes. The baseball and soccer fields appear to be in generally fair condition and remain suitable for use.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.549129.

Immediate Needs

There are no immediate needs to report.

Key Findings

Parking Lots in Failed Condition.

Pavement, Asphalt
Site Francis Scott Key Middle School Site

Uniformat Code: G2020
Recommendation: **Cut & Patch in 2027**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $77,000

$$$$

Needs to be repaved throughout the parking lot for better lifespan. - AssetCALC ID: 10594693

Sports Apparatus in Poor Condition.

Tennis/Volleyball, Net w/ Posts & Anchors
Site Francis Scott Key Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

$$$$

The tennis netting needs to be replaced. - AssetCALC ID: 10594700

Athletic Surfaces & Courts in Poor Condition.

Basketball/General, Asphalt Pavement
Site Francis Scott Key Middle School Site

Uniformat Code: G2050
Recommendation: **Replace in 2027**

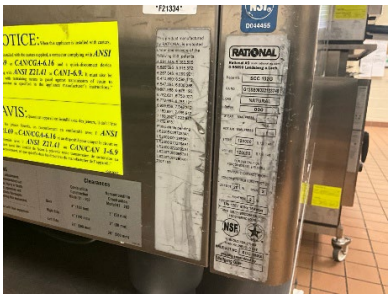
Priority Score: **82.8**

Plan Type: Performance/Integrity

Cost Estimate: $94,300

$$$$

The basketball court needs to be repaved throughout for kids safety and the safety. - AssetCALC ID: 10594686



Foodservice Equipment in Poor Condition.

Convection Oven, Single
Main Building Francis Scott Key Middle School Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

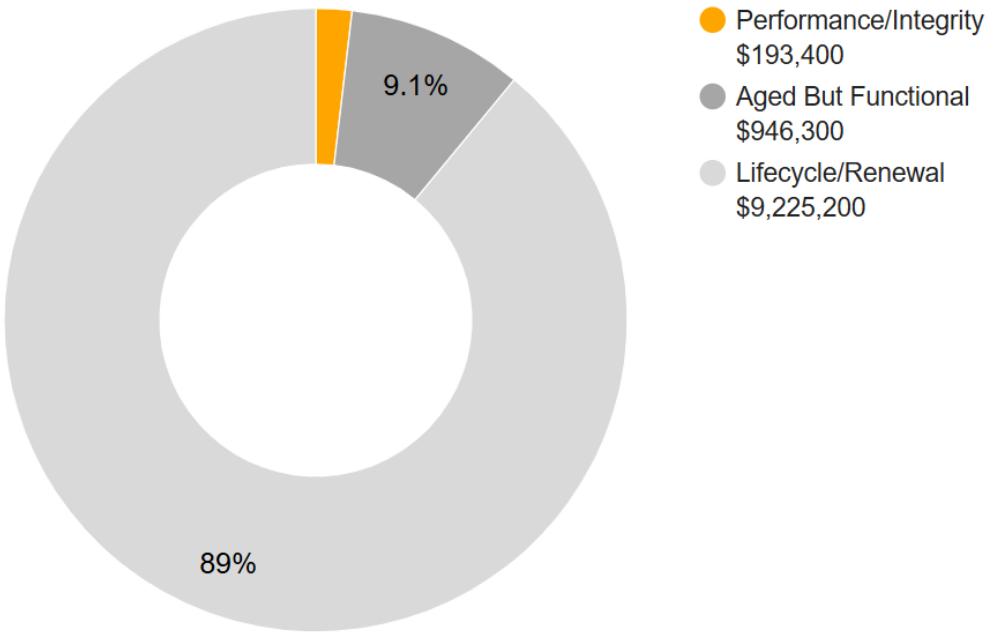
$$$$

The oven reportedly does not function - AssetCALC ID: 10592889

Plan Types

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

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



10-YEAR TOTAL: $10,364,900

2. Building Information

Main Building: Systems Summary		
Address	910 Schindler Drive, Silver Spring, MD 20903	
GPS Coordinates	39.027761, -76.9924125	
Constructed/Renovated	1966 / 2009	
Building Area	147424 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Steel columns and beams construction with masonry walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish roofing	Fair
Interiors	Walls: Glazed CMU, ceramic tile Floors: Carpet, VCT, faux ceramic tile, quarry tile, wood strip, rubber tile Ceilings: ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all AA floors	Fair

Main Building: Systems Summary		
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
HVAC	Central System: Boilers and air handlers, feeding VAV, fan coil, and cabinet terminal units Non-Central System: Packaged units, Split-system heat pumps and Ductless split-systems Supplemental components: Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED, linear fluorescent, CFL, halogen Exterior Building-Mounted Lighting: LED Emergency Power: Diesel 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	-	-	-	-	-	-
Facade	-	-	-	$99,800	$1,297,600	$1,397,500
Roofing	-	-	-	$1,992,600	-	$1,992,600
Interiors	-	-	$1,999,000	$50,700	$1,751,400	$3,801,100
Conveying	-	-	$15,600	-	$96,600	$112,100
Plumbing	-	-	$24,500	$19,800	$176,600	$221,000
HVAC	-	$3,600	$834,700	$219,800	$2,382,900	$3,441,000
Fire Protection	-	-	$5,000	$212,000	$24,900	$241,900
Electrical	-	-	$2,223,300	$145,000	$507,000	$2,875,400
Fire Alarm & Electronic Systems	-	-	$698,600	$899,200	$649,100	$2,246,900
Equipment & Furnishings	-	$5,800	$353,100	$30,200	$284,400	$673,500
Site Development	-	-	-	$5,700	-	$5,700
TOTALS (3% inflation)	**-**	**$9,400**	**$6,153,900**	**$3,674,800**	**$7,170,600**	**$17,008,700**

3. Site Summary

Site Information		
Site Area	17.85 acres	
Parking Spaces	86 total spaces all in open lots; 4 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	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds, sports fields and courts with bleachers, dugouts, fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present 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	Fair
Ancillary Structures	Storage shed	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	$126,400	$126,400
Site Development	-	$105,900	$40,400	$95,100	$56,800	$298,300
Site Utilities	-	-	-	$73,800	-	$73,800
Site Pavement	-	$81,700	$129,800	-	-	$211,500
TOTALS (3% inflation)	**-**	**$187,600**	**$170,300**	**$168,900**	**$183,300**	**$710,100**

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	1966 / 2009	No	Yes
Main Building	1966 / 2009	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public School (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Francis Scott Key Middle School, 910 Schindler Drive, Silver Spring, MD 20903, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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Project Assessor

Reviewed by: Daniel White

Daniel White
Technical Report Reviewer
for
Bill Champion
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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 - RIGHT ELEVATION

3 - LEFT ELEVATION

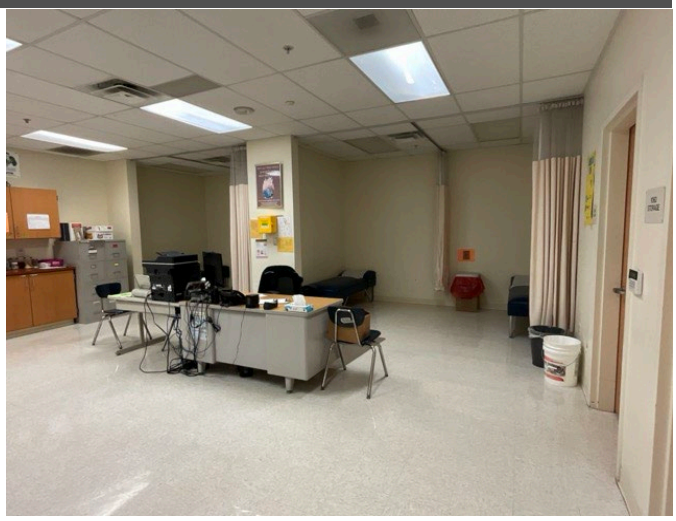
4 - REAR ELEVATION

5 - STRUCTURAL OVERVIEW

6 - BUILDING FACADE

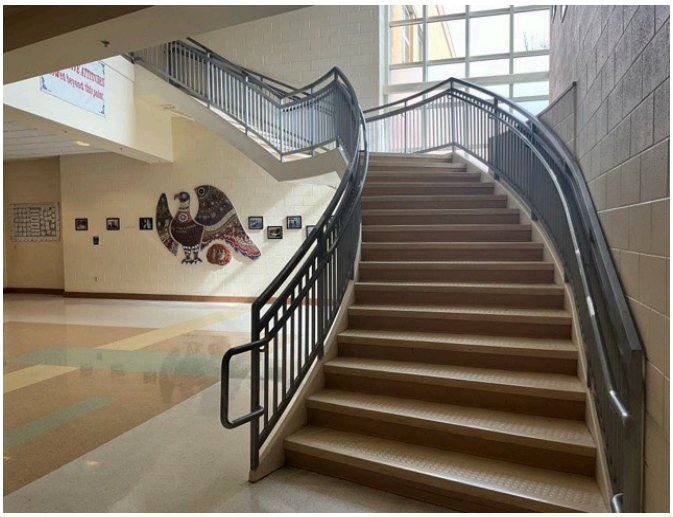
Photographic Overview

7 - FRONT OFFICE



8 - HEALTHCARE ROOM

9 - INTERIOR OVERVIEW



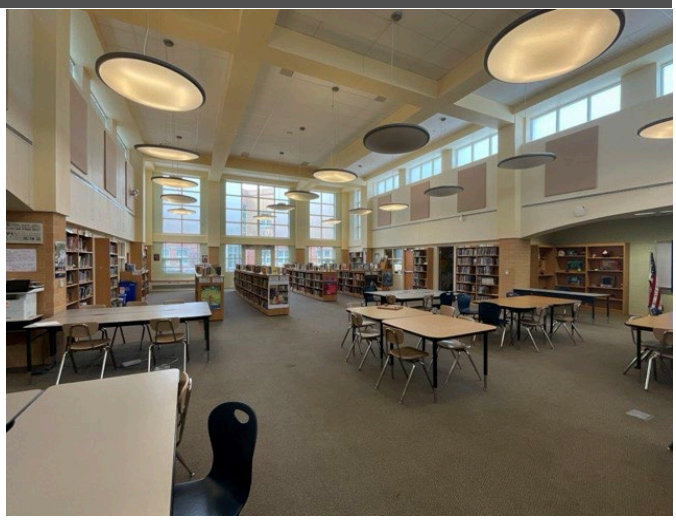
10 - STAIRWAYS

11 - COMMERCIAL KITCHEN

12 - CAFETERIA

Photographic Overview

13 - SCIENCE CLASSROOM

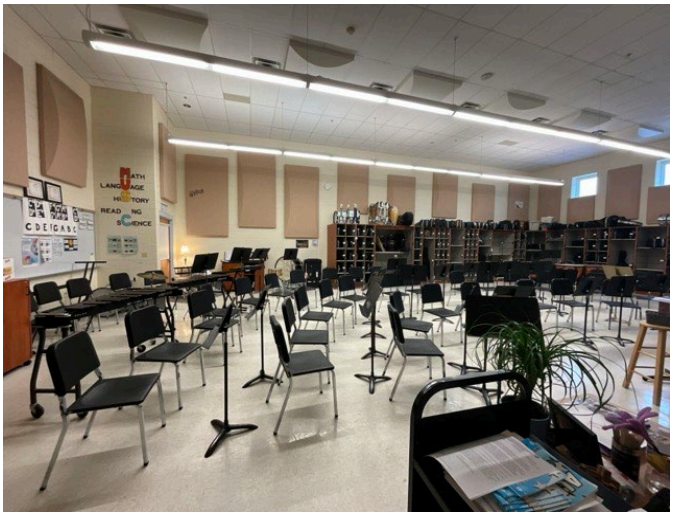


14 - LIBRARY

15 - HALLWAY

16 - CLASSROOM

17 - CONFERENCE ROOM



18 - MUSIC CLASSROOM

Photographic Overview

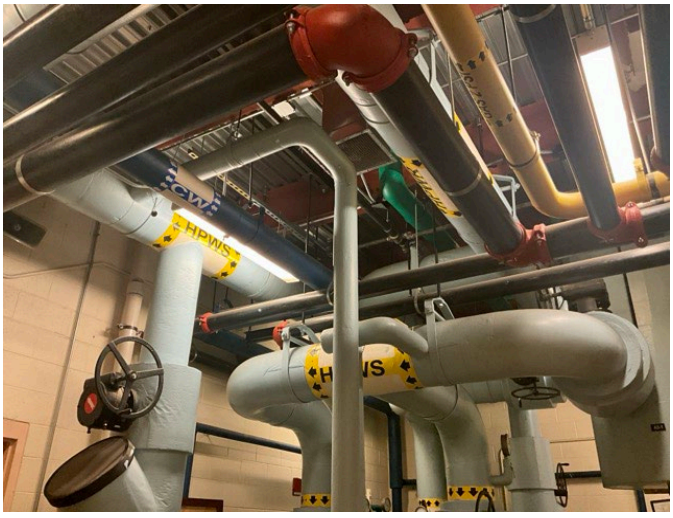
19 - STAGE

20 - GYMNASIUM

21 - MAIN MECHANICAL ROOM

22 - MAIN ELECTRICAL ROOM

23 - DOMESTIC WATER HEATERS



24 - DOMESTIC WATER PIPING

Photographic Overview

25 - FIRE ALARM PANEL

26 - FIRE SPRINKLER RISERS

27 - ELEVATOR

28 - ELEVATOR CONTROL ROOM

29 - MAIN SWITCHBOARD

30 - EMERGENCY GENERATOR

Photographic Overview

31 - PROPERTY SIGNAGE

32 - MAIN PARKING AREA

33 - SPORTS COURTS

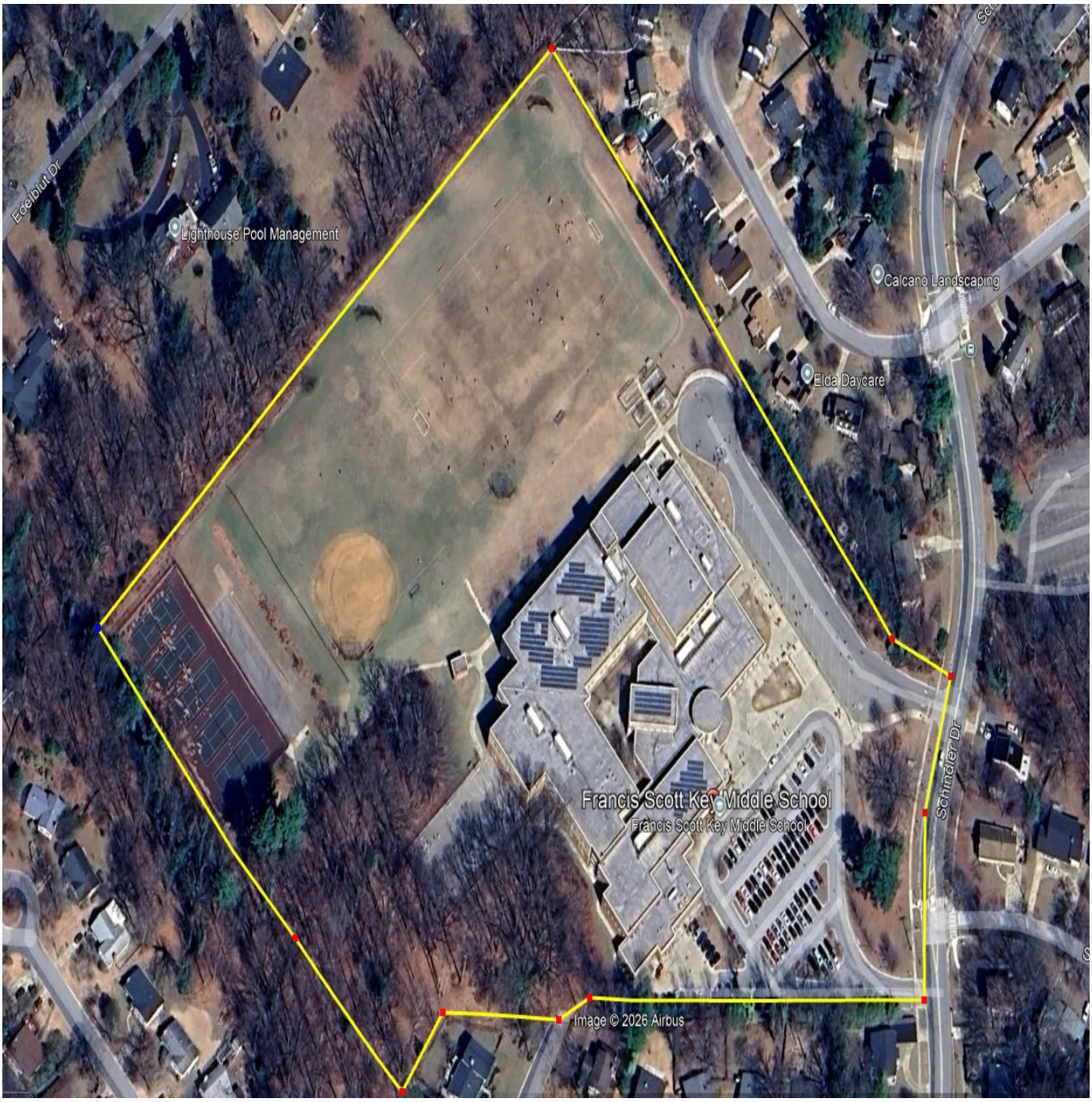
34 - SIDEWALKS AND LANDSCAPING

35 - SPORTS FIELDS

36 - SITE FURNISHINGS

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-150.354	Francis Scott Key Middle School
Source	**On-Site Date**
Google Earth	February 24, 2026

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Francis Scott Key Middle School

Name of person completing form: Mr. Riggs

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 10 years

Date Completed: 2/25/2026

Phone Number: 301-422-5700

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1966	Renovated: 2010	Building was fully demolished and reconstructed in 2009 and opened by 2010
2	Building size in SF	147,424 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	No		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	No		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	No		

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				There are some cracks in floor in different parts of building.
8	Are there any wall, window, basement or roof leaks?	X				Mostly roof leaks
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Classroom and closet
10	Are your elevators unreliable, with frequent service calls?	X				Out of order
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Hallways are the areas least heated
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?			X		

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Francis Scott Key Middle School

BV Project Number: 172559.25R000-150.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

CURB CUT

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

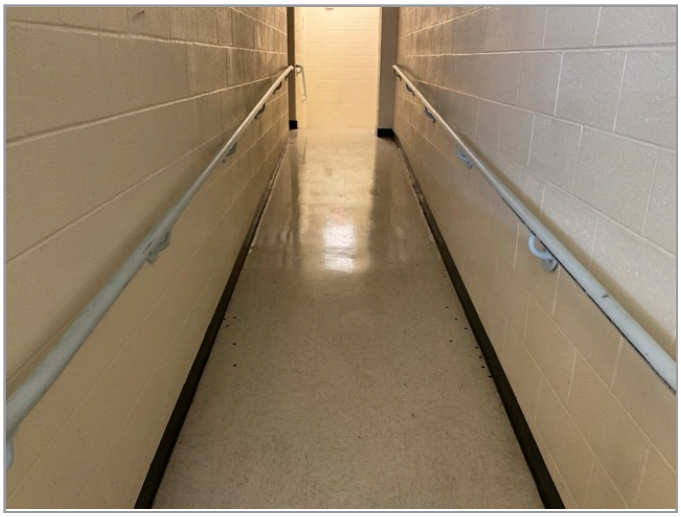
ADDITIONAL ENTRANCE

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

Abbreviated Accessibility Checklist

Elevators

ELEVATOR

ELEVATOR CONTROL ROOM

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

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

Abbreviated Accessibility Checklist

Public Restrooms

TOILET STALL OVERVIEW

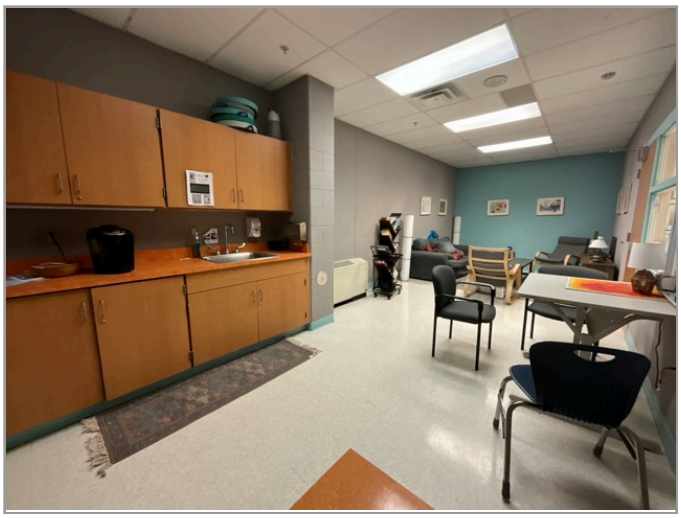
SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



BREAKROOM OVERVIEW

SINK CLEARANCE

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	130	Good	Foundation, Concrete Slab-on-Grade	78,000 SF	60	10592814
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	10,000 SF	60	10592866
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	41,000 SF	8	10592816
B2020	Entrance Hallway	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	6	10592977
B2020	Building Exterior	Fair	Glazing, any type by SF	14,350 SF	15	10592910
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	7	14	10592848
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	19	14	10593002
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	15	10592837
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	105,905 SF	10	10595773
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Deluxe/Operable	1,200 SF	9	10593001
C1030	Throughout Building	Fair	Interior Door, Steel, w/ Extensive Glazing	14	24	10592937
C1030	Hallways	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	24	10592833
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	22	25	10592947
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	92	25	10592905
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	9	24	10592997
C1030	Hallways	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	18	25	10592888
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	147,424 SF	5	10592991
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	29	5	10592890
C1090	Hallways & Locker room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	350 LF	5	10592818
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,500 SF	24	10592838

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	236,800	SF	3	10592956
C2030	Restrooms	Fair	Flooring, Ceramic Tile	4,250	SF	23	10592856
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	5,300	SF	4	10592767
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	130,164	SF	3	10593003
C2030	Commercial Kitchen	Good	Flooring, Quarry Tile	1,210	SF	34	10592821
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	800	SF	4	10592839
C2030	Library	Fair	Flooring, Carpet, Commercial Standard	4,850	SF	4	10592834
C2030	Health Gymroom	Fair	Flooring, Rubber Tile	850	SF	4	10592916
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	5,300	SF	6	10592996
Conveying							
D1010	Elevator Control room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1		13	10592853
D1010	Elevator Control room	Fair	Elevator Controls, Automatic, 1 Car	1		3	10592968
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1		4	10593005
Plumbing							
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		13	10592936
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1		13	10592872
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	8		13	10592840
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	21		18	10592886
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	147,424	SF	25	10592873
D2010	Restrooms	Fair	Urinal, Waterless	13		13	10592823
D2010	Janitor closet	Fair	Water Heater, Gas, Commercial (125 MBH), 80 GAL	1		5	10592915
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	28		13	10592869
D2010	134	Fair	Water Heater, Gas, Commercial (200 MBH), 199 GAL	1		6	10592774
D2010	134	Fair	Water Heater, Gas, Commercial (200 MBH), 199 GAL	1		12	10592958
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Floor	4		20	10592770

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	10592999
D2010	Hallways	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	4	10592769
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	10592855
HVAC						
D3020	Storage room	Fair	Unit Heater, Electric, 5 kW	1	9	10592836
D3020	134	Fair	Boiler Supplemental Components, Expansion Tank, 75 GAL [ET-1]	1	23	10592846
D3020	130	Fair	Unit Heater, Electric, 5 kW [EUH-2]	1	3	10592980
D3020	134	Fair	Unit Heater, Electric, 7.5 kW [EUH-3]	1	9	10592862
D3020	134	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	1	15	10592806
D3020	134	Fair	Boiler Supplemental Components, Expansion Tank, 5 GAL	1	25	10592847
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-1]	1	4	10592871
D3030	229	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 8-4]	1	5	10592944
D3030	154	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-3]	1	5	10592841
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [HP-3]	1	4	10592824
D3030	165	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 7-9]	1	5	10593009
D3030	172	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 7-2]	1	5	10592932
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-16]	1	5	10592954
D3030	131	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-13]	1	5	10592962
D3030	184	Fair	Heat Pump, Water Source, 7.5 TON, 5.5 TON [HP 7-7]	1	5	10592925
D3030	123	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-15]	1	5	10592832
D3030	208	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-2]	1	5	10592951
D3030	110H	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 1-13]	1	5	10592929
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-3]	1	5	10592781
D3030	253	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-8]	1	5	10592949
D3030	159	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 7-5]	1	5	10592859

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	159	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-12]	1	5	10592819
D3030	218	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-3]	1	5	10592829
D3030	183	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 7-10]	1	5	10592801
D3030	230	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-1]	1	5	10592759
D3030	190	Fair	Heat Pump, Water Source, 10 TON, 9 TON [HP 1-16]	1	5	10592796
D3030	172	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 7-1]	1	5	10592822
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-11]	1	5	10592789
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-6]	1	5	10592861
D3030	205	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-13]	1	5	10592957
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-1]	1	4	10592983
D3030	236	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-2]	1	5	10592827
D3030	127	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HP 6-18]	1	5	10592899
D3030	Roof	Fair	Split System Ductless, Single Zone, 2 TON	1	4	10592952
D3030	165	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 7-8]	1	5	10592942
D3030	226	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-6]	1	5	10592946
D3030	229	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 9-8]	1	5	10592843
D3030	166	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-6]	1	5	10592831
D3030	184	Fair	Heat Pump, Water Source, 5 TON, 3.5 TON [HP 7-6]	1	5	10592970
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	3	10592892
D3030	223	Fair	Heat Pump, Water Source, 5 TON, 1 TON [HP 9-18]	1	5	10592807
D3030	131	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-14]	1	5	10592987
D3030	183	Fair	Heat Pump, Water Source, 7.5 TON, 7 TON [HP 7-11]	1	5	10592870
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-2]	1	2	10592897
D3030	119	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HP 6-17]	1	5	10592924
D3030	215	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-10]	1	5	10592850

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	208	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-1]	1	5	10592799
D3030	256	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-14]	1	5	10592926
D3030	146	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-2]	1	5	10592761
D3030	155	Fair	Heat Pump, Water Source, 5 TON, 5 TON [HP 7-3]	1	5	10592884
D3030	146	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-1]	1	5	10592982
D3030	261	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-12]	1	5	10592931
D3030	205	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-12]	1	5	10592995
D3030	127	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HP 6-19]	1	5	10592989
D3030	253	Fair	Heat Pump, Water Source, 5 TON, 1.5 TON [HP 8-7]	1	5	10592858
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each	1	3	10592922
D3030	261	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 8-11]	1	5	10593007
D3030	250	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-9]	1	3	10592920
D3030	218	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 9-4]	1	5	10592934
D3030	256	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-13]	1	5	10592878
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [HP-2]	1	4	10592933
D3030	154	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-4]	1	5	10592879
D3030	190	Fair	Heat Pump, Water Source, 5 TON, 4 TON [HP 1-15]	1	5	10592908
D3030	155	Fair	Heat Pump, Water Source, 5 TON, 2.5 TON [HP 7-4]	1	5	10592860
D3030	166	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 6-5]	1	5	10592930
D3030	250	Fair	Heat Pump, Water Source, 5 TON, 3 TON [HP 8-10]	1	5	10592959
D3050	134	Fair	Pump, Distribution, HVAC Heating Water, 150 HP [P-2]	1	10	10592772
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	147,424 SF	15	10592913
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 4000 CFM [SAF-A]	1	3	10592927
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	147,424 SF	25	10592935
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 3000 CFM [HV-1]	1	3	10592778

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	134	Fair	Pump, Distribution, HVAC Heating Water, 150 HP [P-1]	1	10	10592825
D3050	134	Fair	Supplemental Components, Air Separator, HVAC, 4 IN [AS-1]	1	4	10592898
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	147,424 SF	15	10592791
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-G2]	1	14	10592877
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-G1]	1	17	10592784
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-P]	1	17	10592797
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-E6]	1	19	10592785
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 500 CFM [EF-N]	1	18	10592917
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM [EF-B1]	1	8	10593004
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 7200 CFM [ERU-8]	1	5	10592914
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-E2]	1	17	10592783
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 8' Wide Heated, 9.5	1	5	10592768
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-F2]	1	8	10592852
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated, 2.4	1	3	10592758
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 9600 CFM [ERU-4]	1	5	10592984
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 9600 CFM [ERU-2]	1	5	10592777
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [WPRC]	1	8	10592800
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 9800 CFM [ERU-5]	1	5	10592907
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 550 CFM [EF-E4]	1	20	10592973
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-E1]	1	8	10592960
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 12800 [ERU-6]	1	5	10592883
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM [EF-E5]	1	20	10592795
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-G3]	1	21	10592900
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF-J]	1	18	10592812
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 9600 CFM [ERU-1]	1	5	10592967

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-E3]	1		8	10592828
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 7200 CFM [ERU-7]	1		5	10592844
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 250 CFM [EF-G4]	1		18	10592985
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-G6]	1		19	10592851
D3060	Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 200 CFM [EF-G5]	1		19	10592802
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 9600 CFM [ERU-3]	1		5	10593000
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-F3]	1		9	10592854
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 8500 CFM [EF-B2]	1		8	10592835
D3060	Roof	Good	Exhaust Fan, Centrifugal, 28" Damper, 7500 CFM [EF-X]	1		21	10592810
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EF-4]	1		8	10592938
D3060	Roof	n/a	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [EF-F1]	1		8	10592863
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), 3000 CFM [ERU-9]	1		5	10592993
Fire Protection							
D4010	134	Fair	Backflow Preventer, Fire Suppression, 3 INCH	1		15	10592813
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10	LF	5	10593006
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	147,424	SF	10	10592830
D4010	134	Fair	Backflow Preventer, Fire Suppression, 6 IN	1		15	10592780
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	147,424	SF	25	10593010
D4030	Commercial Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1		5	10592891
Electrical							
D5010	130	Fair	Automatic Transfer Switch, ATS, 100 AMP [TRANSFER SWITCH PANEL]	1		8	10592911
D5010	Right Side Building Exterior	Fair	Generator, Diesel, 250 KW	1		8	10592804
D5010	Right Side Building Exterior	Fair	Solar Power, Inverter, 7500 WATTS	1		3	10592940
D5010	130	Fair	Automatic Transfer Switch, ATS, 400 AMP [TRANSFER SWITCH PANEL]	1		8	10592902
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	552		5	10592815

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	130	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL EH]	1	13	10592998
D5020	130	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TRANSFORMER EL]	1	13	10592972
D5020	237	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H2A-2]	1	13	10592792
D5020	130	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA [TRANSFORMER MDPK]	1	13	10592918
D5020	120	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL L1C-1]	1	13	10593008
D5020	120	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TRANSFORMER L1C]	1	13	10592950
D5020	130	Fair	Switchboard, 277/480 V, 4000 AMP [MAIN SWITCHBOARD]	2	23	10592885
D5020	130	Fair	Distribution Panel, 277/480 V, 1200 AMP [PANEL MDPA]	1	13	10592880
D5020	151	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1A-1]	1	13	10592964
D5020	130	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL MDPK]	1	13	10592765
D5020	151	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSFORMER L1 A]	1	13	10592793
D5020	130	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [TRANSFORMER E]	1	13	10592776
D5020	120	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1C-2]	1	13	10592948
D5020	151	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1B-2]	1	13	10592766
D5020	130	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [TRANSFORMER MD]	1	13	10592963
D5020	120	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL L1C-3]	1	13	10592882
D5020	130	Fair	Distribution Panel, 120/208 V, 600 AMP [PANEL MD]	1	13	10592811
D5020	151	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1B-1]	1	13	10592794
D5020	151	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1A-1]	1	13	10592992
D5020	237	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TRANSFORMER L2A]	1	13	10592912
D5020	151	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL L1B-2]	1	13	10592881
D5020	130	Fair	Distribution Panel, 277/480 V, 600 AMP [PANEL MP]	1	13	10592975
D5020	151	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL L1B1]	1	13	10592875
D5020	130	Fair	Distribution Panel, 277/480 V, 1200 AMP [PANEL MDPB]	1	13	10592979
D5020	120	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL L1C-2]	1	13	10592887

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	130	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TRANSFORMER ML]	1	13	10592762
D5020	237	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H2A-1]	1	13	10592994
D5020	151	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TRANSFORMER L1B]	1	13	10592782
D5020	120	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL H1C-1]	1	13	10592939
D5030	134	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [PUMP 2]	1	5	10592809
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	147,424 SF	25	10592790
D5030	134	Fair	Variable Frequency Drive, VFD, by HP of Motor, 75 HP, Replace/Install [PUMP 1]	1	5	10592906
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	19	3	10592876
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	800 SF	5	10592865
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	147,424 SF	5	10592974
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	147,424 SF	3	10592771
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	147,424 SF	5	10592955
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	147,424 SF	6	10592760
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	147,424 SF	6	10592817
D7050	Front Entrance	Fair	Fire Alarm Panel, Annunciator	1	5	10592874
D7050	130	Fair	Fire Alarm Panel, Fully Addressable	1	8	10592864
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	147,424 SF	4	10592978
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10593011
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	13	10592969
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	3	10592779
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10592788
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10592953
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	8	10592904

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1		8	10592763
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, 115 VOLTS	1		3	10592826
E1030	Kitchen	Poor	Foodservice Equipment, Convection Oven, Single	1		1	10592889
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1	LF	3	10592919
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1		13	10592943
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		4	10592868
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		6	10592786
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1	LF	3	10592895
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1		4	10592981
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		4	10592787
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1		3	10592903
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1		5	10592986
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	3	10592976
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	3	10592923
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1		10	10592928
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	4	10592909
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	3	10592842
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1		4	10592820
E1030	Laundry Room	Fair	Laundry Equipment, Dryer, Commercial, 50 LB	1		5	10592961
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1		3	10592764
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	3	10592808
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1		5	10592901
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1		4	10592867
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1		4	10592775
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1		3	10592966

Component Condition Report | Francis Scott Key Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1		4	10592798
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	1	LF	3	10592805
E1030	Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	2	LF	3	10592849
E1040	Hallways	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2		7	10592971
E1060	Healthroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		3	10592896
E1060	Building service manager office	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		3	10592921
E1060	Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		3	10592965
E1060	Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		4	10592988
E1060	Workroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1		3	10592893
E1070	Stage	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	800	SF	4	10592941
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6		13	10593012
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1		15	10592857
E2010	Classrooms	Fair	Casework, Cabinetry, Standard	550	LF	5	10592773
E2010	Hallways	Fair	Fixed Seating, Courtroom/Church, Wood Benches/Pews	14	LF	15	10592803
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	16		6	10592945
Sitework							
G2060	Locker Rooms	Fair	Park Bench, Wood/Composite/Fiberglass	8		6	10592845

Component Condition Report | Francis Scott Key Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
Special Construction & Demo							
F1020	Site	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	350	SF	20	10594697
Pedestrian Plazas & Walkways							
G2020	Site	Failed	Parking Lots, Pavement, Asphalt, Cut & Patch	14,000	SF	2	10594693
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	32,000	SF	5	10594683

Component Condition Report | Francis Scott Key Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
G2030	Site	Good	Sidewalk, Concrete, Large Areas	18,220	SF	35	10594689
Athletic, Recreational & Playfield Areas							
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	4		4	10594696
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	10		10	10594681
G2050	Site	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	5,750	SF	10	10594688
G2050	Site	Fair	Sports Apparatus, Soccer, Regulation Goal	2		5	10594694
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6		10	10594691
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	4		6	10594692
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	5,750	SF	4	10594684
G2050	Site	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	14,500	SF	2	10594686
G2050	Site	Poor	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4		2	10594700
Sitework							
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	6		6	10594699
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	8		11	10594695
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4		12	10594690
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	102	LF	25	10594685
G2060	Site	Fair	Flagpole, Metal	1		15	10594682
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1		5	10594698
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	15		7	10594687

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/15/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Francis Scott Key Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Francis Scott Key Middle School / Main Building	$0	$5,768	$3,607	$1,398,861	$592,257	$4,162,818	$934,776	$3,690	$299,414	$41,962	$2,395,012	$7,752	$23,668	$1,269,086	$132,961	$3,597,830	$21,262	$17,520	$1,227,199	$825,568	$47,826	**$17,008,835**
Francis Scott Key Middle School / Site	$0	$0	$187,620	$0	$31,148	$139,113	$28,180	$73,792	$0	$0	$66,961	$6,644	$3,992	$0	$39,138	$3,895	$0	$0	$0	$3,156	$126,428	**$710,068**
Grand Total	**$0**	**$5,768**	**$191,227**	**$1,398,861**	**$623,406**	**$4,301,931**	**$962,955**	**$77,482**	**$299,414**	**$41,962**	**$2,461,972**	**$14,396**	**$27,660**	**$1,269,086**	**$172,099**	**$3,601,725**	**$21,262**	**$17,520**	**$1,227,199**	**$828,724**	**$174,254**	**$17,718,903**

Francis Scott Key Middle School

Francis Scott Key Middle School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	10592816	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	12	8	41000	SF	$1.86	$76,260									$76,260													**$76,260**
B2020	Building Exterior	10592910	Glazing, any type by SF, Replace	30	15	15	14350	SF	$55.00	$789,250																$789,250						**$789,250**
B2020	Entrance Hallway	10592977	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	14	6	1	EA	$2,690.00	$2,690							$2,690															**$2,690**
B2050	Building Exterior	10592848	Exterior Door, Steel, Standard, Replace	30	16	14	7	EA	$600.00	$4,200															$4,200							**$4,200**
B2050	Building Exterior	10593002	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	19	EA	$1,300.00	$24,700															$24,700							**$24,700**
B2050	Building Exterior	10592837	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	12	EA	$1,300.00	$15,600																$15,600						**$15,600**
B3010	Roof	10595773	Roofing, Built-Up, Replace	25	15	10	105905	SF	$14.00	$1,482,670											$1,482,670											**$1,482,670**
C1010	Gymnasium	10593001	Movable Partition, Gym Divider, Deluxe/Operable, Replace	25	16	9	1200	SF	$22.30	$26,760										$26,760												**$26,760**
C1070	Throughout Building	10592991	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	147424	SF	$3.50	$515,984						$515,984																**$515,984**
C1090	Restrooms	10592890	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	29	EA	$750.00	$21,750						$21,750																**$21,750**
C1090	Hallways & Locker room	10592818	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	15	5	350	LF	$500.00	$175,000						$175,000																**$175,000**
C2010	Throughout Building	10592956	Wall Finishes, any surface, Prep & Paint	10	7	3	236800	SF	$1.50	$355,200				$355,200										$355,200								**$710,400**
C2030	Stage	10592839	Flooring, Wood, Strip, Refinish	10	6	4	800	SF	$3.48	$2,784					$2,784										$2,784							**$5,568**
C2030	Throughout Building	10593003	Flooring, Vinyl Tile (VCT), Replace	15	12	3	130164	SF	$5.00	$650,820				$650,820																$650,820		**$1,301,640**
C2030	Health Gymroom	10592916	Flooring, Rubber Tile, Replace	15	11	4	850	SF	$9.00	$7,650					$7,650																$7,650	**$15,300**
C2030	Library	10592834	Flooring, Carpet, Commercial Standard, Replace	10	6	4	4850	SF	$7.50	$36,375					$36,375										$36,375							**$72,750**
C2030	Gymnasium	10592767	Flooring, Wood, Sports, Refinish	10	6	4	5300	SF	$3.48	$18,444					$18,444										$18,444							**$36,888**
C2050	Gymnasium	10592996	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	5300	SF	$2.50	$13,250							$13,250										$13,250					**$26,500**
D1010	Elevator Control room	10592968	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	Elevator	10593005	Elevator Cab Finishes, Standard, Replace	15	11	4	1	EA	$9,000.00	$9,000					$9,000																$9,000	**$18,000**
D1010	Elevator Control room	10592853	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	17	13	1	EA	$55,000.00	$55,000														$55,000								**$55,000**
D2010	Janitor closet	10592915	Water Heater, Gas, Commercial (125 MBH), Replace	20	15	5	1	EA	$12,400.00	$12,400						$12,400																**$12,400**
D2010	134	10592774	Water Heater, Gas, Commercial (200 MBH), Replace	20	14	6	1	EA	$16,600.00	$16,600							$16,600															**$16,600**
D2010	134	10592958	Water Heater, Gas, Commercial (200 MBH), Replace	20	8	12	1	EA	$16,600.00	$16,600																						**$16,600**
D2010	Hallways	10592769	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	6	EA	$1,500.00	$9,000					$9,000																$9,000	**$18,000**
D2010	Kitchen	10592936	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	$1,200.00	$1,200														$1,200								**$1,200**
D2010	Commercial Kitchen	10592872	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	$1,200.00	$1,200														$1,200								**$1,200**
D2010	Locker Rooms	10592840	Shower, Valve & Showerhead, Replace	30	17	13	8	EA	$800.00	$6,400														$6,400								**$6,400**
D2010	Restrooms	10592823	Urinal, Waterless, Replace	30	17	13	13	EA	$600.00	$7,800														$7,800								**$7,800**
D2010	Kitchen	10592999	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	$1,200.00	$1,200														$1,200								**$1,200**
D2010	Restrooms	10592869	Toilet, Commercial Water Closet, Replace	30	17	13	28	EA	$1,300.00	$36,400														$36,400								**$36,400**
D2010	Kitchen	10592855	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	17	13	1	EA	$1,200.00	$1,200														$1,200								**$1,200**
D2010	Restrooms	10592886	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	21	EA	$1,400.00	$29,400																				$29,400		**$29,400**
D2010	Janitor closet	10592770	Sink/Lavatory, Service Sink, Floor, Replace	35	15	20	4	EA	$800.00	$3,200																					$3,200	**$3,200**
D3020	130	10592980	Unit Heater, Electric, Replace	20	17	3	1	EA	$1,800.00	$1,800				$1,800																		**$1,800**
D3020	Storage room	10592836	Unit Heater, Electric, Replace	20	11	9	1	EA	$1,800.00	$1,800										$1,800												**$1,800**
D3020	134	10592862	Unit Heater, Electric, Replace	20	11	9	1	EA	$2,200.00	$2,200										$2,200												**$2,200**
D3020	134	10592806	Boiler Supplemental Components, Shot Feed Tank, Replace	30	15	15	1	EA	$1,520.00	$1,520																$1,520						**$1,520**
D3030	Roof	10592897	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$3,400.00	$3,400		$3,400																$3,400				**$6,800**
D3030	Roof	10592892	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$2,300.00	$2,300				$2,300																$2,300			**$4,600**
D3030	Roof	10592922	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each, Replace	15	12	3	1	EA	$4,930.00	$4,930				$4,930																$4,930			**$9,860**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	250	10592920	Heat Pump, Water Source, 5 TON, Replace	20	17	3	1	EA	$5,900.00	$5,900				$5,900																		**$5,900**
D3030	Roof	10592983	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$3,400					$3,400															$3,400		**$6,800**
D3030	Roof	10592952	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$4,800.00	$4,800					$4,800															$4,800		**$9,600**
D3030	Roof	10592871	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$3,400					$3,400															$3,400		**$6,800**
D3030	Roof	10592824	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$2,300.00	$2,300					$2,300															$2,300		**$4,600**
D3030	Roof	10592933	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$3,400					$3,400															$3,400		**$6,800**
D3030	229	10592944	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	154	10592841	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	165	10593009	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	172	10592932	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	123	10592954	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	131	10592962	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	184	10592925	Heat Pump, Water Source, 7.5 TON, Replace	20	15	5	1	EA	$10,900.00	$10,900						$10,900																**$10,900**
D3030	123	10592832	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	208	10592951	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	110H	10592929	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	236	10592781	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	253	10592949	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	159	10592859	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	159	10592819	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	218	10592829	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	183	10592801	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	230	10592759	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	190	10592796	Heat Pump, Water Source, 10 TON, Replace	20	15	5	1	EA	$11,800.00	$11,800						$11,800																**$11,800**
D3030	172	10592822	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	215	10592789	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	226	10592861	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	205	10592957	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	236	10592827	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	127	10592899	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	165	10592942	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	226	10592946	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	229	10592843	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	166	10592831	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	184	10592970	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	223	10592807	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	131	10592987	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	183	10592870	Heat Pump, Water Source, 7.5 TON, Replace	20	15	5	1	EA	$10,900.00	$10,900						$10,900																**$10,900**
D3030	119	10592924	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	215	10592850	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	208	10592799	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	256	10592926	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	146	10592761	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	155	10592884	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	146	10592982	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	261	10592931	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	205	10592995	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	127	10592989	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	253	10592858	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	261	10593007	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	218	10592934	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	256	10592878	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	154	10592879	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	190	10592908	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	155	10592860	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	166	10592930	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3030	250	10592959	Heat Pump, Water Source, 5 TON, Replace	20	15	5	1	EA	$5,900.00	$5,900						$5,900																**$5,900**
D3050	134	10592898	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$3,900.00	$3,900					$3,900															$3,900		**$7,800**
D3050	134	10592772	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$70,000.00	$70,000											$70,000											**$70,000**
D3050	134	10592825	Pump, Distribution, HVAC Heating Water, Replace	25	15	10	1	EA	$70,000.00	$70,000											$70,000											**$70,000**
D3050	Roof	10592927	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3050	Roof	10592778	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3050	Throughout Building	10592913	HVAC System, Ductwork, Medium Density, Replace	30	15	15	147424	SF	$4.00	$589,696																$589,696						**$589,696**
D3050	Throughout Building	10592791	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	147424	SF	$6.00	$884,544																$884,544						**$884,544**
D3060	Roof	10593004	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
D3060	Roof	10592852	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
D3060	Roof	10592800	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	$2,400.00	$2,400									$2,400													**$2,400**
D3060	Roof	10592960	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
D3060	Roof	10592828	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	$2,400.00	$2,400									$2,400													**$2,400**
D3060	Roof	10592835	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	17	8	1	EA	$4,000.00	$4,000									$4,000													**$4,000**
D3060	Roof	10592938	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	17	8	1	EA	$2,400.00	$2,400									$2,400													**$2,400**
D3060	Roof	10592863	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	$1,400.00	$1,400									$1,400													**$1,400**
D3060	Roof	10592854	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$1,400										$1,400												**$1,400**
D3060	Roof	10592877	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	11	14	1	EA	$1,400.00	$1,400															$1,400							**$1,400**
D3060	Roof	10592784	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	8	17	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10592797	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	8	17	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10592783	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	8	17	1	EA	$1,400.00	$1,400																	$1,400					**$1,400**
D3060	Roof	10592917	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	1	EA	$1,400.00	$1,400																		$1,400				**$1,400**
D3060	Roof	10592812	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	1	EA	$1,400.00	$1,400																		$1,400				**$1,400**
D3060	Roof	10592985	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	7	18	1	EA	$1,400.00	$1,400																		$1,400				**$1,400**
D3060	Roof	10592785	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	10592851	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	10592802	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	6	19	1	EA	$1,400.00	$1,400																			$1,400			**$1,400**
D3060	Roof	10592973	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	10592795	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	5	20	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	10592914	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592984	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592777	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592907	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592883	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592967	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592844	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10593000	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Roof	10592993	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	$33,000.00	$33,000						$33,000																**$33,000**
D3060	Commercial Kitchen	10592758	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$1,500.00	$1,500				$1,500																		**$1,500**
D3060	Commercial Kitchen	10592768	Supplemental Components, Air Curtain, 8' Wide Heated, Replace	20	15	5	1	EA	$4,200.00	$4,200						$4,200																**$4,200**
D4010	Throughout Building	10592830	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	147424	SF	$1.07	$157,744											$157,744											**$157,744**
D4010	134	10592813	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$5,200.00	$5,200																$5,200						**$5,200**
D4010	134	10592780	Backflow Preventer, Fire Suppression, Replace	30	15	15	1	EA	$10,500.00	$10,500																$10,500						**$10,500**
D4010	Commercial Kitchen	10593006	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	10	LF	$400.00	$4,000						$4,000																**$4,000**
D4030	Commercial Kitchen	10592891	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	1	EA	$300.00	$300						$300										$300						**$600**
D5010	Right Side Building Exterior	10592804	Generator, Diesel, Replace	25	17	8	1	EA	$86,000.00	$86,000									$86,000													**$86,000**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5010	Right Side Building Exterior	10592940	Solar Power, Inverter, Replace	15	12	3	1	EA	$6,000.00	$6,000				$6,000															$6,000			**$12,000**
D5010	Roof	10592815	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	15	5	552	EA	$1,800.00	$993,600						$993,600																**$993,600**
D5010	130	10592911	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	$8,500.00	$8,500									$8,500													**$8,500**
D5010	130	10592902	Automatic Transfer Switch, ATS, Replace	25	17	8	1	EA	$20,000.00	$20,000									$20,000													**$20,000**
D5020	130	10592972	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$7,600.00	$7,600														$7,600								**$7,600**
D5020	130	10592918	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
D5020	120	10592950	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$16,000.00	$16,000														$16,000								**$16,000**
D5020	151	10592793	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$10,000.00	$10,000														$10,000								**$10,000**
D5020	130	10592776	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	130	10592963	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$25,000.00	$25,000														$25,000								**$25,000**
D5020	237	10592912	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$10,000.00	$10,000														$10,000								**$10,000**
D5020	130	10592762	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$7,600.00	$7,600														$7,600								**$7,600**
D5020	151	10592782	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$16,000.00	$16,000														$16,000								**$16,000**
D5020	130	10592998	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	237	10592792	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	120	10593008	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	130	10592880	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$14,000.00	$14,000														$14,000								**$14,000**
D5020	151	10592964	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	130	10592765	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	120	10592948	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	151	10592766	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	120	10592882	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	130	10592811	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	151	10592794	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	151	10592992	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	151	10592881	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	130	10592975	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$7,000.00	$7,000														$7,000								**$7,000**
D5020	151	10592875	Distribution Panel, 120/208 V, Replace	30	17	13	1	EA	$6,000.00	$6,000														$6,000								**$6,000**
D5020	130	10592979	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$14,000.00	$14,000														$14,000								**$14,000**
D5020	120	10592887	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	237	10592994	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5020	120	10592939	Distribution Panel, 277/480 V, Replace	30	17	13	1	EA	$5,300.00	$5,300														$5,300								**$5,300**
D5030	134	10592809	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$30,000.00	$30,000						$30,000																**$30,000**
D5030	134	10592906	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	$30,000.00	$30,000						$30,000																**$30,000**
D5040	Building Exterior	10592876	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	19	EA	$400.00	$7,600				$7,600																		**$7,600**
D5040	Throughout Building	10592771	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	7	3	147424	SF	$0.65	$95,826				$95,826										$95,826								**$191,651**
D5040	Stage	10592865	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	15	5	800	SF	$30.00	$24,000						$24,000																**$24,000**
D5040	Throughout Building	10592974	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	15	5	147424	SF	$5.00	$737,120						$737,120																**$737,120**
D6060	Throughout Building	10592955	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	147424	SF	$1.65	$243,250						$243,250																**$243,250**
D7030	Throughout Building	10592760	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	9	6	147424	SF	$2.00	$294,848							$294,848															**$294,848**
D7050	Front Entrance	10592874	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	$1,580.00	$1,580						$1,580															$1,580	**$3,160**
D7050	Throughout Building	10592817	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	14	6	147424	SF	$3.00	$442,272							$442,272															**$442,272**
D7050	130	10592864	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
D8010	Throughout Building	10592978	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	11	4	147424	SF	$2.50	$368,560					$368,560														$368,560			**$737,120**
E1030	Laundry Room	10592961	Laundry Equipment, Dryer, Commercial, Replace	15	10	5	1	EA	$4,000.00	$4,000						$4,000														$4,000		**$8,000**
E1030	Kitchen	10592889	Foodservice Equipment, Convection Oven, Single, Replace	10	9	1	1	EA	$5,600.00	$5,600		$5,600										$5,600										**$11,200**
E1030	Kitchen	10592779	Foodservice Equipment, Convection Oven, Double, Replace	10	7	3	1	EA	$8,280.00	$8,280				$8,280										$8,280								**$16,560**
E1030	Kitchen	10592953	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	$1,700.00	$1,700				$1,700															$1,700			**$3,400**
E1030	Commercial Kitchen	10592826	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	12	3	1	EA	$4,600.00	$4,600				$4,600															$4,600			**$9,200**
E1030	Kitchen	10592919	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	1	LF	$1,000.00	$1,000				$1,000																		**$1,000**
E1030	Kitchen	10592895	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	1	LF	$1,000.00	$1,000				$1,000																		**$1,000**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	10592903	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	12	3	1	EA	$3,300.00	$3,300				$3,300															$3,300			**$6,600**
E1030	Kitchen	10592976	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	2	LF	$1,000.00	$2,000				$2,000																		**$2,000**
E1030	Kitchen	10592923	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	2	LF	$1,000.00	$2,000				$2,000																		**$2,000**
E1030	Kitchen	10592842	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	2	LF	$1,000.00	$2,000				$2,000																		**$2,000**
E1030	Commercial Kitchen	10592764	Foodservice Equipment, Walk-In, Freezer, Replace	20	17	3	1	EA	$25,000.00	$25,000				$25,000																		**$25,000**
E1030	Kitchen	10592808	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	2	LF	$1,000.00	$2,000				$2,000																		**$2,000**
E1030	Commercial Kitchen	10592966	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
E1030	Kitchen	10592805	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	1	LF	$1,000.00	$1,000				$1,000																		**$1,000**
E1030	Kitchen	10592849	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	17	3	2	LF	$1,000.00	$2,000				$2,000																		**$2,000**
E1030	Kitchen	10593011	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	$5,700.00	$5,700					$5,700															$5,700		**$11,400**
E1030	Kitchen	10592868	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	$5,700.00	$5,700					$5,700															$5,700		**$11,400**
E1030	Kitchen	10592981	Foodservice Equipment, Griddle, Replace	15	11	4	1	EA	$7,000.00	$7,000					$7,000															$7,000		**$14,000**
E1030	Kitchen	10592787	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	11	4	1	EA	$3,600.00	$3,600					$3,600															$3,600		**$7,200**
E1030	Kitchen	10592909	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	16	4	2	LF	$1,000.00	$2,000					$2,000																	**$2,000**
E1030	Commercial Kitchen	10592820	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	10592867	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	11	4	1	EA	$3,300.00	$3,300					$3,300															$3,300		**$6,600**
E1030	Kitchen	10592775	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	$5,700.00	$5,700					$5,700															$5,700		**$11,400**
E1030	Kitchen	10592798	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600		**$9,200**
E1030	Kitchen	10592788	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	10592986	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	10	5	1	EA	$3,600.00	$3,600						$3,600															$3,600	**$7,200**
E1030	Kitchen	10592901	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	$6,700.00	$6,700						$6,700															$6,700	**$13,400**
E1030	Kitchen	10592786	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	9	6	1	EA	$3,600.00	$3,600							$3,600															**$3,600**
E1030	Kitchen	10592904	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Kitchen	10592763	Foodservice Equipment, Convection Oven, Single, Replace	10	2	8	1	EA	$5,600.00	$5,600									$5,600										$5,600			**$11,200**
E1030	Kitchen	10592928	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700											$1,700											**$1,700**
E1030	Kitchen	10592969	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	$2,500.00	$2,500														$2,500								**$2,500**
E1030	Commercial Kitchen	10592943	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	17	13	1	EA	$2,500.00	$2,500														$2,500								**$2,500**
E1040	Hallways	10592971	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	3	7	2	EA	$1,500.00	$3,000								$3,000											$3,000			**$6,000**
E1060	Healthroom	10592896	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1060	Building service manager office	10592921	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1060	Workroom	10592965	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1060	Workroom	10592893	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	12	3	1	EA	$600.00	$600				$600															$600			**$1,200**
E1060	Workroom	10592988	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	11	4	1	EA	$600.00	$600					$600															$600		**$1,200**
E1070	Stage	10592941	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	11	4	800	SF	$13.00	$10,400					$10,400															$10,400		**$20,800**
E1070	Gymnasium	10593012	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	17	13	6	EA	$7,830.00	$46,980														$46,980								**$46,980**
E1070	Gymnasium	10592857	Gym Scoreboard, Electronic Standard, Replace	30	15	15	1	EA	$8,500.00	$8,500																$8,500						**$8,500**
E2010	Classrooms	10592773	Casework, Cabinetry, Standard, Replace	20	15	5	550	LF	$300.00	$165,000						$165,000																**$165,000**
E2010	Gymnasium	10592945	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	14	6	16	EA	$300.00	$4,800							$4,800															**$4,800**
E2010	Hallways	10592803	Fixed Seating, Courtroom/Church, Wood Benches/Pews, Replace	30	15	15	14	LF	$300.00	$4,200																$4,200						**$4,200**
G2060	Locker Rooms	10592845	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	8	EA	$600.00	$4,800							$4,800															**$4,800**
Totals, Unescalated											**$0**	**$5,600**	**$3,400**	**$1,280,156**	**$526,213**	**$3,590,884**	**$782,860**	**$3,000**	**$236,360**	**$32,160**	**$1,782,114**	**$5,600**	**$16,600**	**$864,186**	**$87,903**	**$2,309,310**	**$13,250**	**$10,600**	**$720,850**	**$470,810**	**$26,480**	**$12,768,334**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$5,768**	**$3,607**	**$1,398,861**	**$592,257**	**$4,162,818**	**$934,776**	**$3,690**	**$299,414**	**$41,962**	**$2,395,012**	**$7,752**	**$23,668**	**$1,269,086**	**$132,961**	**$3,597,830**	**$21,262**	**$17,520**	**$1,227,199**	**$825,568**	**$47,826**	**$17,008,835**

Francis Scott Key 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	Site	10594697	Ancillary Building, Classroom/Office Module, Standard/Permanent, Replace	35	15	20	350	SF	$200.00	$70,000																					$70,000	**$70,000**
G2020	Site	10594693	Parking Lots, Pavement, Asphalt, Cut & Patch	0	-2	2	14000	SF	$5.50	$77,000			$77,000																			**$77,000**
G2020	Site	10594683	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	32000	SF	$3.50	$112,000						$112,000																**$112,000**
G2050	Site	10594686	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	23	2	14500	SF	$6.50	$94,250			$94,250																			**$94,250**
G2050	Site	10594700	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	18	2	4	EA	$1,400.00	$5,600			$5,600																			**$5,600**
G2050	Site	10594696	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	11	4	4	EA	$450.00	$1,800					$1,800														$1,800			**$3,600**

Replacement Reserves Report

5/15/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2050	Site	10594684	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	6	4	5750	SF	$4.50	$25,875					$25,875										$25,875							**$51,750**
G2050	Site	10594694	Sports Apparatus, Soccer, Regulation Goal, Replace	20	15	5	2	EA	$2,500.00	$5,000						$5,000																**$5,000**
G2050	Site	10594692	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	14	6	4	EA	$5,000.00	$20,000							$20,000															**$20,000**
G2050	Site	10594681	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	10	EA	$120.00	$1,200											$1,200											**$1,200**
G2050	Site	10594688	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	5750	SF	$3.50	$20,125											$20,125											**$20,125**
G2050	Site	10594691	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	6	EA	$4,750.00	$28,500											$28,500											**$28,500**
G2060	Site	10594699	Bike Rack, Fixed 1-5 Bikes, Replace	20	14	6	6	EA	$600.00	$3,600							$3,600															**$3,600**
G2060	Site	10594695	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	8	EA	$600.00	$4,800												$4,800										**$4,800**
G2060	Site	10594690	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	4	EA	$700.00	$2,800													$2,800									**$2,800**
G2060	Site	10594698	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$3,000						$3,000																**$3,000**
G2060	Site	10594682	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G4050	Site	10594687	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	15	EA	$4,000.00	$60,000								$60,000														**$60,000**
Totals, Unescalated											**$0**	**$0**	**$176,850**	**$0**	**$27,675**	**$120,000**	**$23,600**	**$60,000**	**$0**	**$0**	**$49,825**	**$4,800**	**$2,800**	**$0**	**$25,875**	**$2,500**	**$0**	**$0**	**$0**	**$1,800**	**$70,000**	**$565,725**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$187,620**	**$0**	**$31,148**	**$139,113**	**$28,180**	**$73,792**	**$0**	**$0**	**$66,961**	**$6,644**	**$3,992**	**$0**	**$39,138**	**$3,895**	**$0**	**$0**	**$0**	**$3,156**	**$126,428**	**$710,068**

* 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	10592968	D1010	**Elevator Controls**	Automatic, 1 Car		Francis Scott Key Middle School / Main Building	Elevator Control room	Schneider Electric	No dataplate	No dataplate	2008		
2	10592853	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Francis Scott Key Middle School / Main Building	Elevator Control room	Schindler Elevator Corporation	No dataplate	No dataplate	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10592915	D2010	**Water Heater**	Gas, Commercial (125 MBH)	80 GAL	Francis Scott Key Middle School / Main Building	Janitor closet	Inaccessible	Inaccessible	Inaccessible	2010		
2	10592774	D2010	**Water Heater**	Gas, Commercial (200 MBH)	199 GAL	Francis Scott Key Middle School / Main Building	134	State Industries, Inc.	BTH 199A 100	1106M002118	2011		
3	10592958	D2010	**Water Heater**	Gas, Commercial (200 MBH)	199 GAL	Francis Scott Key Middle School / Main Building	134	State Industries, Inc.	SUF-100-199NE 200	1706104954878	2017		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10592836	D3020	**Unit Heater**	Electric	5 kW	Francis Scott Key Middle School / Main Building	Storage room	Taskmaster	Inaccessible	Inaccessible			
2	10592980	D3020	**Unit Heater** [EUH-2]	Electric	5 kW	Francis Scott Key Middle School / Main Building	130	Taskmaster	P3PS106CA1N	NA	2008		
3	10592862	D3020	**Unit Heater** [EUH-3]	Electric	7.5 kW	Francis Scott Key Middle School / Main Building	134	Taskmaster	P3P5107CA1N	NA			
4	10592847	D3020	**Boiler Supplemental Components**	Expansion Tank	5 GAL	Francis Scott Key Middle School / Main Building	134				2010		
5	10592846	D3020	**Boiler Supplemental Components** [ET-1]	Expansion Tank	75 GAL	Francis Scott Key Middle School / Main Building	134	Taco	800-1	X06034	2010		
6	10592929	D3030	**Heat Pump** [HP 1-13]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	110H	McQuay	W. FCW. 1.060. E.K. Y.R.T.01	NA	2009		
7	10592908	D3030	**Heat Pump** [HP 1-15]	Water Source, 5 TON	4 TON	Francis Scott Key Middle School / Main Building	190	McQuay	W.FCW.1.048. E.K. Y.L.T.01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10592796	D3030	**Heat Pump** [HP 1-16]	Water Source, 10 TON	9 TON	Francis Scott Key Middle School / Main Building	190	McQuay	W.LLG.2.108.K.T.0.U.0.AF.13.2.2.C.2	NA	2009		
9	10592982	D3030	**Heat Pump** [HP 6-1]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	146	McQuay	W.FCW.1.036.E.K.Y.L.T.01	NA	2009		
10	10592819	D3030	**Heat Pump** [HP 6-12]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	159	McQuay	W.FCW.1.036.E.K.Y.R.T.01	NA	2009		
11	10592962	D3030	**Heat Pump** [HP 6-13]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	131	McQuay	W.FCW. 1.036.E.K. Y.L.T.01	NA	2009		
12	10592987	D3030	**Heat Pump** [HP 6-14]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	131	McQuay	W.FCW 1.036.E.K.Y.R.T.01	Illegible	2009		
13	10592832	D3030	**Heat Pump** [HP 6-15]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	123	McQuay	W.FCW. 1.036. E.K. Y.L.T.01	NA	2009		
14	10592954	D3030	**Heat Pump** [HP 6-16]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	123	McQuay	W.FCW.1.036.E.K.Y.R.T.01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10592924	D3030	**Heat Pump** [HP 6-17]	Water Source, 5 TON	1.5 TON	Francis Scott Key Middle School / Main Building	119	McQuay	W.FCW. 1.019. E. J. Y. R. T. 01	NA	2009		
16	10592899	D3030	**Heat Pump** [HP 6-18]	Water Source, 5 TON	1.5 TON	Francis Scott Key Middle School / Main Building	127	McQuay	W.FCW.1.019. E. J. Y.L.T.01	NA	2009		
17	10592989	D3030	**Heat Pump** [HP 6-19]	Water Source, 5 TON	1.5 TON	Francis Scott Key Middle School / Main Building	127	McQuay	W.FCW. 1.019. E. J. Y.R.T.01	NA	2009		
18	10592761	D3030	**Heat Pump** [HP 6-2]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	146	McQuay	W.FCW 036.EK. R.T.01	NA	2009		
19	10592841	D3030	**Heat Pump** [HP 6-3]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	154	McQuay	W.FCW. 1.036. E.K. Y.L.T.01	NA	2009		
20	10592879	D3030	**Heat Pump** [HP 6-4]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	154	McQuay	W.FCW. 1.036. E.K. Y. R. T. 01	NA	2009		
21	10592930	D3030	**Heat Pump** [HP 6-5]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	166	McQuay	W.FCW. 1.036. E.K. Y. L. T. 01.	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10592831	D3030	**Heat Pump** [HP 6-6]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	166	McQuay	W.FCW. 1.036.E.K. Y.R. T. 01	NA	2009		
23	10592822	D3030	**Heat Pump** [HP 7-1]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	172	McQuay	W. FCW. 1.036. E.K. Y.L.T.01	NA	2009		
24	10592801	D3030	**Heat Pump** [HP 7-10]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	183	McQuay	W.FCW. 1.060.E.K.Y.L.T.01	NA	2009		
25	10592870	D3030	**Heat Pump** [HP 7-11]	Water Source, 7.5 TON	7 TON	Francis Scott Key Middle School / Main Building	183	Mcquay	W.LLG.1.070.K.1.00.V.00.AF.13.Z.Z.C.2	AUBU082200	2009		
26	10592932	D3030	**Heat Pump** [HP 7-2]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	172	McQuay	W.FCW.1.060.E.K.Y.R.T.01	NA	2009		
27	10592884	D3030	**Heat Pump** [HP 7-3]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	155	McQuay	W.FCW.1.060. E.K. Y.L.T.01	NA	2009		
28	10592860	D3030	**Heat Pump** [HP 7-4]	Water Source, 5 TON	2.5 TON	Francis Scott Key Middle School / Main Building	155	McQuay	W.FCW.1.030. E.K.Y.L.T. 01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10592859	D3030	**Heat Pump** [HP 7-5]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	159	McQuay	W.FCW. 1.036. E.K. Y.L.T.01	NA	2009		
30	10592970	D3030	**Heat Pump** [HP 7-6]	Water Source, 5 TON	3.5 TON	Francis Scott Key Middle School / Main Building	184	McQuay	W.FCW. 1.042. E.K. Y.R.T.01	NA	2009		
31	10592925	D3030	**Heat Pump** [HP 7-7]	Water Source, 7.5 TON	5.5 TON	Francis Scott Key Middle School / Main Building	184	McQuay	W.LLG.1.070.K.T.0.U.00.AF.13.Z.Z.C.2	AUBU082200380	2009		
32	10592942	D3030	**Heat Pump** [HP 7-8]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	165	McQuay	W.FCW. 1.060. E.K. Y.L. T. 01.	NA	2009		
33	10593009	D3030	**Heat Pump** [HP 7-9]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	165	McQuay	W.FCW.1.036. E.K. Y.L.T.01	NA	2009		
34	10592759	D3030	**Heat Pump** [HP 8-1]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	230	McQuay	W. FCW. 1.036. E.K. Y.R.T.01	NA	2009		
35	10592959	D3030	**Heat Pump** [HP 8-10]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	250	McQuay	W.FCW. 1.036. E.K. Y. R. T. 01.	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10593007	D3030	**Heat Pump** [HP 8-11]	Water Source, 5 TON	4 TON	Francis Scott Key Middle School / Main Building	261	McQuay	W.FCW.1.042. E.K. Y.R.T.01	NA	2009		
37	10592931	D3030	**Heat Pump** [HP 8-12]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	261	McQuay	W.FCW. 1.036. E.K. Y.L.T.01	NA	2009		
38	10592878	D3030	**Heat Pump** [HP 8-13]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	256	McQuay	W.FCW. 1.036. E.K. Y.L.T.01	NA	2009		
39	10592926	D3030	**Heat Pump** [HP 8-14]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	256	McQuay	W.FCW.1.036.E.K. Y.R.T.01	NA	2009		
40	10592827	D3030	**Heat Pump** [HP 8-2]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	236	McQuay	W.FCW.1.036.E.K. Y.L.T.01	NA	2009		
41	10592781	D3030	**Heat Pump** [HP 8-3]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	236	McQuay	W.FCW.1.036.E.K.Y.R.T.01	NA	2009		
42	10592944	D3030	**Heat Pump** [HP 8-4]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	229	McQuay	W.FCW.1.060. E.K. Y.L.T.01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10592858	D3030	**Heat Pump** [HP 8-7]	Water Source, 5 TON	1.5 TON	Francis Scott Key Middle School / Main Building	253	McQuay	W.FCW. 1.019. E. J. Y.R.T.01	NA	2009		
44	10592949	D3030	**Heat Pump** [HP 8-8]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	253	McQuay	W.FCW.1.036.E.K.Y.L.T.01	NA	2009		
45	10592920	D3030	**Heat Pump** [HP 8-9]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	250	McQuay	W.FCW. 1.036. E.K. Y. L. T. 01	Illegible	2008		
46	10592799	D3030	**Heat Pump** [HP 9-1]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	208	McQuay	W.FCW.1.036.E.K.Y.L.T.01	NA	2009		
47	10592850	D3030	**Heat Pump** [HP 9-10]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	215	McQuay	W.FCW 036. E.K. Y.L.T.01	NA	2009		
48	10592789	D3030	**Heat Pump** [HP 9-11]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	215	McQuay	W.FCW. 1.036. E.K. Y. R. T.01	NA	2009		
49	10592995	D3030	**Heat Pump** [HP 9-12]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	205	McQuay	W.FCW.1.036.E.K. Y.L.T.01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10592957	D3030	**Heat Pump** [HP 9-13]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	205	McQuay	W.FCW.1.036. E.K. Y.R.T.01	NA	2009		
51	10592807	D3030	**Heat Pump** [HP 9-18]	Water Source, 5 TON	1 TON	Francis Scott Key Middle School / Main Building	223	McQuay	W.FCW. 1.012. E. J. Y.L.T.01	NA	2009		
52	10592951	D3030	**Heat Pump** [HP 9-2]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	208	McQuay	W.FCW.1.036.E.K.Y.R.T.01	NA	2009		
53	10592829	D3030	**Heat Pump** [HP 9-3]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	218	McQuay	W.FCW.1.036. E.K. Y.L.T. 01.	NA	2009		
54	10592934	D3030	**Heat Pump** [HP 9-4]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	218	McQuay	W.FCW.1.036. E.K. Y.R.T.01	NA	2009		
55	10592861	D3030	**Heat Pump** [HP 9-6]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	226	McQuay	W. FCW. 1.036. E.K. Y.L.T.01	NA	2009		
56	10592946	D3030	**Heat Pump** [HP 9-6]	Water Source, 5 TON	3 TON	Francis Scott Key Middle School / Main Building	226	McQuay	W.FCW.1.036.E.K.Y R.T.01	NA	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10592843	D3030	**Heat Pump** [HP 9-8]	Water Source, 5 TON	5 TON	Francis Scott Key Middle School / Main Building	229	McQuay	W.FCW.1.060.E.K. Y.R.T.01	NA	2009		
58	10592892	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Francis Scott Key Middle School / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible	2008		
59	10592871	D3030	**Split System** [HP-1]	Condensing Unit/Heat Pump	2 TON	Francis Scott Key Middle School / Main Building	Roof	Mitsubishi Electric	MUZ-A24NA	Illegible	2009		
60	10592983	D3030	**Split System** [HP-1]	Condensing Unit/Heat Pump	2 TON	Francis Scott Key Middle School / Main Building	Roof	Mitsubishi Electric	MUZ-A24NA	7004555	2008		
61	10592897	D3030	**Split System** [HP-2]	Condensing Unit/Heat Pump	2 TON	Francis Scott Key Middle School / Main Building	Roof	Mitsubishi Electric	MUZ-A24NA	Illegible	2008		
62	10592933	D3030	**Split System** [HP-2]	Condensing Unit/Heat Pump	2 TON	Francis Scott Key Middle School / Main Building	Roof	Mitsubishi Electric	MUZ-A24NA	7003829	2008		
63	10592824	D3030	**Split System** [HP-3]	Condensing Unit/Heat Pump	1 TON	Francis Scott Key Middle School / Main Building	Roof	Mitsubishi Electric	MU2A09NA	7003983	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
64	10592922	D3030	**Split System Ductless**	Multi Zone, Condenser & 2 Evaporators of 1 TON each		Francis Scott Key Middle School / Main Building	Roof	Illegible	Illegible	Illegible	2008		
65	10592952	D3030	**Split System Ductless**	Single Zone	2 TON	Francis Scott Key Middle School / Main Building	Roof	BOHN	Illegible	Illegible	2008		
66	10592825	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	150 HP	Francis Scott Key Middle School / Main Building	134	Baldor Reliance	EM2558T-4	C0802050070	2010		
67	10592772	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	150 HP	Francis Scott Key Middle School / Main Building	134	Baldor Reliance	EM2558T-4	C0802040065	2010		
68	10592778	D3050	**Make-Up Air Unit** [HV-1]	MUA or MAU	3000 CFM	Francis Scott Key Middle School / Main Building	Roof	Preeva	Illegible	Illegible	2008		
69	10592927	D3050	**Make-Up Air Unit** [SAF-A]	MUA or MAU	4000 CFM	Francis Scott Key Middle School / Main Building	Roof	CaptiveAire Systems	A2-D.500-G15	457697	2008		
70	10592938	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 16" Damper	1200 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	GB-121-4-X	11290050 08.04	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
71	10593004	D3060	**Exhaust Fan** [EF-B1]	Centrifugal, 28" Damper	8500 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	GB-360-20-X	11290012 0804	2008		
72	10592835	D3060	**Exhaust Fan** [EF-B2]	Centrifugal, 28" Damper	8500 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	GB-350-20-X	11790020 0804	2008		
73	10592960	D3060	**Exhaust Fan** [EF-E1]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE-101HP-4-X	11290041 0604	2008		
74	10592783	D3060	**Exhaust Fan** [EF-E2]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HP-4-X	11290039 0804			
75	10592828	D3060	**Exhaust Fan** [EF-E3]	Centrifugal, 16" Damper	1500 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE-101HP-4-X	11290022 0804	2008		
76	10592973	D3060	**Exhaust Fan** [EF-E4]	Centrifugal, 12" Damper	550 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HP-4-X	030 2200611			
77	10592795	D3060	**Exhaust Fan** [EF-E5]	Centrifugal, 12" Damper	600 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HPA-X	11290020 0804			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
78	10592785	D3060	**Exhaust Fan** [EF-E6]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HP-4-X	11290029 0804			
79	10592863	D3060	**Exhaust Fan** [EF-F1]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HP-4-X	7030 070063115	2008		
80	10592852	D3060	**Exhaust Fan** [EF-F2]	Centrifugal, 12" Damper	600 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE-101HP-4-X	11290021 0804	2008		
81	10592854	D3060	**Exhaust Fan** [EF-F3]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Grease Master	CUBE 10 1HP-4 - X	11290023 0604	2008		
82	10592784	D3060	**Exhaust Fan** [EF-G1]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUE-095-6-X	11290046 0804			
83	10592877	D3060	**Exhaust Fan** [EF-G2]	Centrifugal, 12" Damper	500 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUE 095-6-X	11290047 0804			
84	10592900	D3060	**Exhaust Fan** [EF-G3]	Centrifugal, 12" Damper	200 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUE-095-6-X	11290044 0804			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
85	10592985	D3060	**Exhaust Fan** [EF-G4]	Centrifugal, 12" Damper	250 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUE 095-6-X	11290043 0804			
86	10592802	D3060	**Exhaust Fan** [EF-G5]	Centrifugal, 12" Damper	200 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUE 095-6-X	11290046 0804			
87	10592851	D3060	**Exhaust Fan** [EF-G6]	Centrifugal, 12" Damper	200 CFM	Francis Scott Key Middle School / Main Building	Roof	ANNEXAIR	Illegible	Illegible			
88	10592812	D3060	**Exhaust Fan** [EF-J]	Centrifugal, 12" Damper	800 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101HP-4-X	11290053 0804			
89	10592917	D3060	**Exhaust Fan** [EF-N]	Centrifugal, 12" Damper	500 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 101KP-4-X	11290090 0804			
90	10592797	D3060	**Exhaust Fan** [EF-P]	Centrifugal, 12" Damper	700 CFM	Francis Scott Key Middle School / Main Building	Roof	Greenheck	CUBE 121-4-X	2060 36 393911			
91	10592810	D3060	**Exhaust Fan** [EF-X]	Centrifugal, 28" Damper	7500 CFM	Francis Scott Key Middle School / Main Building	Roof	CaptiveAire Systems	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
92	10592800	D3060	**Exhaust Fan** [WPRC]	Centrifugal, 16" Damper	1100 CFM	Francis Scott Key Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2008		
93	10592758	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated	2.4	Francis Scott Key Middle School / Main Building	Commercial Kitchen	Mars	WA36	0905PWA36-L 125338	2008		
94	10592768	D3060	**Supplemental Components**	Air Curtain, 8' Wide Heated	9.5	Francis Scott Key Middle School / Main Building	Commercial Kitchen	Mars	NHV48	0803FNHV48-L	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10592813	D4010	**Backflow Preventer**	Fire Suppression	3 INCH	Francis Scott Key Middle School / Main Building	134	Watts Regulator	Illegible	186683	2010		
2	10592780	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Francis Scott Key Middle School / Main Building	134	Watts Regulator	Illegible	11-0015	2010		
3	10593006	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Francis Scott Key Middle School / Main Building	Commercial Kitchen				2008		10
4	10592891	D4030	**Fire Extinguisher**	Wet Chemical/CO2		Francis Scott Key Middle School / Main Building	Commercial Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10592804	D5010	**Generator**	Diesel	250 KW	Francis Scott Key Middle School / Main Building	Right Side Building Exterior	Generac	9722300400	2098679	2008		
2	10592940	D5010	**Solar Power**	Inverter	7500 WATTS	Francis Scott Key Middle School / Main Building	Right Side Building Exterior	Utility Interactive Inverter	PUS-75	9818BA	2009		
3	10592815	D5010	**Solar Power**	Photovoltaic (PV) Panel, 24 SF		Francis Scott Key Middle School / Main Building	Roof				2010		552
4	10592911	D5010	**Automatic Transfer Switch** [TRANSFER SWITCH PANEL]	ATS	100 AMP	Francis Scott Key Middle School / Main Building	130	Generac	9722300100	96732	2008		
5	10592902	D5010	**Automatic Transfer Switch** [TRANSFER SWITCH PANEL]	ATS	400 AMP	Francis Scott Key Middle School / Main Building	130	Generac	9722300300	96733	2008		
6	10592776	D5020	**Secondary Transformer** [TRANSFORMER E]	Dry, Stepdown	15 KVA	Francis Scott Key Middle School / Main Building	130	Siemens	3F3Y015TP1	1M0111423	2008		
7	10592972	D5020	**Secondary Transformer** [TRANSFORMER EL]	Dry, Stepdown	45 KVA	Francis Scott Key Middle School / Main Building	130	Siemens	3F3Y045TP1	1M0104908	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10592793	D5020	**Secondary Transformer** [TRANSFORMER L1 A]	Dry, Stepdown	75 KVA	Francis Scott Key Middle School / Main Building	151	Siemens	3F3Y075TP1	1M0112064	2008		
9	10592782	D5020	**Secondary Transformer** [TRANSFORMER L1B]	Dry, Stepdown	112.5 KVA	Francis Scott Key Middle School / Main Building	151	Siemens	3F3Y112TP1	1M0102471	2008		
10	10592950	D5020	**Secondary Transformer** [TRANSFORMER L1C]	Dry, Stepdown	112.5 KVA	Francis Scott Key Middle School / Main Building	120	Siemens	3F3Y112TP1	1M0102470	2008		
11	10592912	D5020	**Secondary Transformer** [TRANSFORMER L2A]	Dry, Stepdown	75 KVA	Francis Scott Key Middle School / Main Building	237	Siemens	3F3Y075TP1	1M0110793	2008		
12	10592963	D5020	**Secondary Transformer** [TRANSFORMER MD]	Dry, Stepdown	225 KVA	Francis Scott Key Middle School / Main Building	130	Siemens	3F3Y225K13TP1	3F3Y225K13TP1	2008		
13	10592918	D5020	**Secondary Transformer** [TRANSFORMER MDPK]	Dry, Stepdown	150 KVA	Francis Scott Key Middle School / Main Building	130	Siemens	3F3Y150K13TP1	3F3Y150K13TP1	2008		
14	10592762	D5020	**Secondary Transformer** [TRANSFORMER ML]	Dry, Stepdown	45 KVA	Francis Scott Key Middle School / Main Building	130	Siemens	3F3Y045TP1	1M0086989	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10592885	D5020	**Switchboard** [MAIN SWITCHBOARD]	277/480 V	4000 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	SB3 REV. A	3001622613-010600-01	2008		2
16	10592998	D5020	**Distribution Panel** [PANEL EH]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	P1E42ML400CTS	3001622613	2008		
17	10592964	D5020	**Distribution Panel** [PANEL H1A-1]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1E42ML400CTS	001622613	2008		
18	10592992	D5020	**Distribution Panel** [PANEL H1A-1]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1E42ML400CBS	3001622613	2008		
19	10592794	D5020	**Distribution Panel** [PANEL H1B-1]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1E42ML400CBS	3001622613	2008		
20	10592766	D5020	**Distribution Panel** [PANEL H1B-2]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1E42ML400CTS	3001622613	2008		
21	10592939	D5020	**Distribution Panel** [PANEL H1C-1]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	120	Siemens	P1E42ML400CBS	3001622613	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10592948	D5020	**Distribution Panel** [PANEL H1C-2]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	120	Siemens	P1E42ML400CTS	3001622613	2008		
23	10592994	D5020	**Distribution Panel** [PANEL H2A-1]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	237	Siemens	P1E42ML400CBS	3001622613	2008		
24	10592792	D5020	**Distribution Panel** [PANEL H2A-2]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	237	Siemens	P1E42ML400CTS	3001622613	2008		
25	10592875	D5020	**Distribution Panel** [PANEL L1B1]	120/208 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1C42JX400CBS	3001622613	2008		
26	10592881	D5020	**Distribution Panel** [PANEL L1B-2]	120/208 V	400 AMP	Francis Scott Key Middle School / Main Building	151	Siemens	P1C42ML400CTS	3001622613	2008		
27	10593008	D5020	**Distribution Panel** [PANEL L1C-1]	120/208 V	400 AMP	Francis Scott Key Middle School / Main Building	120	Siemens	P1C42JX400CBS	3001622613	2008		
28	10592887	D5020	**Distribution Panel** [PANEL L1C-2]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	120	Siemens	P1C42ML400CTS	3001622613	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10592882	D5020	**Distribution Panel** [PANEL L1C-3]	277/480 V	400 AMP	Francis Scott Key Middle School / Main Building	120	Siemens	P1C42ML400CBS	3001622613	2008		
30	10592811	D5020	**Distribution Panel** [PANEL MD]	120/208 V	600 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	P4C75LX600FBS	3001622613 :	2008		
31	10592880	D5020	**Distribution Panel** [PANEL MDPA]	277/480 V	1200 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	P4E75ML120FBS	3001622613	2008		
32	10592979	D5020	**Distribution Panel** [PANEL MDPB]	277/480 V	1200 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	P4E60ML120FBS	3001622613	2008		
33	10592765	D5020	**Distribution Panel** [PANEL MDPK]	120/208 V	400 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	P4C60JX400FBS	3002012571	2008		
34	10592975	D5020	**Distribution Panel** [PANEL MP]	277/480 V	600 AMP	Francis Scott Key Middle School / Main Building	130	Siemens	Illegible	Illegible	2008		
35	10592906	D5030	**Variable Frequency Drive** [PUMP 1]	VFD, by HP of Motor	75 HP	Francis Scott Key Middle School / Main Building	134	ABB	Illegible	2081600134	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10592809	D5030	**Variable Frequency Drive** [PUMP 2]	VFD, by HP of Motor	75 HP	Francis Scott Key Middle School / Main Building	134	ABB	ACH BC18-4	2081600013	2010		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10592864	D7050	**Fire Alarm Panel**	Fully Addressable		Francis Scott Key Middle School / Main Building	130	Vsc fire & security	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10592961	E1030	**Laundry Equipment**	Dryer, Commercial	50 LB	Francis Scott Key Middle School / Main Building	Laundry Room	Alliance Laundry	HC60MN20U60001	0811004203			
2	10592969	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Francis Scott Key Middle School / Main Building	Kitchen				2008		
3	10592943	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Francis Scott Key Middle School / Main Building	Commercial Kitchen				2008		
4	10592779	E1030	**Foodservice Equipment**	Convection Oven, Double		Francis Scott Key Middle School / Main Building	Kitchen	Blodgett	NA	120105R4055T	2008		
5	10592904	E1030	**Foodservice Equipment**	Convection Oven, Single		Francis Scott Key Middle School / Main Building	Kitchen	Rational	LM100CG.AXXXXX	062SJ22103006529	2023		
6	10592763	E1030	**Foodservice Equipment**	Convection Oven, Single		Francis Scott Key Middle School / Main Building	Kitchen	Rational	LM100CG.AXXXXX	Q62SJ23033042714	2023		
7	10592889	E1030	**Foodservice Equipment**	Convection Oven, Single		Francis Scott Key Middle School / Main Building	Kitchen	Rational	SCC 102G	G12SE08032133749	2009		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10592786	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Francis Scott Key Middle School / Main Building	Kitchen	Carrier	SMF 49	29307.26003			
9	10592787	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Francis Scott Key Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF49	29307.26003	2008		
10	10592986	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Francis Scott Key Middle School / Main Building	Kitchen	Beverage-Air Corporation	SMF 49	29307.26003			
11	10592903	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Francis Scott Key Middle School / Main Building	Kitchen	CaptiveAire Systems	6630 ND-2	697373	2008		
12	10592867	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Francis Scott Key Middle School / Main Building	Kitchen	CaptiveAire Systems	6630 ND-2	697373	2009		
13	10592953	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis Scott Key Middle School / Main Building	Kitchen	Victory	Illegible	Illegible	2008		
14	10592928	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Francis Scott Key Middle School / Main Building	Kitchen	Victory	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10593011	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis Scott Key Middle School / Main Building	Kitchen	Delfield	SH-4-NU-29A	0807150001963	2008		
16	10592868	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis Scott Key Middle School / Main Building	Kitchen	Delfield	KH-4-NU-29A	0807150001949	2008		
17	10592775	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Francis Scott Key Middle School / Main Building	Kitchen	Delfield	KH-4-NU-29A	0807150001950	2008		
18	10592981	E1030	**Foodservice Equipment**	Griddle		Francis Scott Key Middle School / Main Building	Kitchen	Garland	MST44SE	0802100101862	2008		
19	10592901	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Francis Scott Key Middle School / Main Building	Kitchen	Ice-O-Matic	B570	140719971			
20	10592788	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Francis Scott Key Middle School / Main Building	Kitchen	Victory	RS-2D-S7-PT	C0862014	2008		
21	10592798	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Francis Scott Key Middle School / Main Building	Kitchen	Victory	RS-2D-87-PT	C0862015	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10592826	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer	115 VOLTS	Francis Scott Key Middle School / Main Building	Commercial Kitchen	Heatcraft	ADT130AK	D08F00684	2008		
23	10592820	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Francis Scott Key Middle School / Main Building	Commercial Kitchen	BOHN	No dataplate	No dataplate	2008		
24	10592764	E1030	**Foodservice Equipment**	Walk-In, Freezer		Francis Scott Key Middle School / Main Building	Commercial Kitchen	Hartford	18600S	0W438F-2	2008		
25	10592966	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Francis Scott Key Middle School / Main Building	Commercial Kitchen	Hartford	18600S	0W438F-1	2008		
26	10592971	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Francis Scott Key Middle School / Main Building	Hallways						2