



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Montgomery Village Middle School
19300 Watkins Mill Road
Montgomery Village, MD 20886

PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, MD 21043

800.733.0660

www.bvna.com

BV CONTACT:

Bill Champion

Senior Program Manager

443.622.5067

Bill.Champion@bureauveritas.com

BV PROJECT #:

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ON SITE DATE:

December 15, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	19300 Watkins Mill Road, Montgomery Village, MD 20886
Site Developed	1968 Renovated 2003
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 15, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Don To
Assessment and Report Prepared By	David Harrell
Reviewed By	Daniel White, Technical Report Reviewer for, Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Montgomery Village Middle School (MVMS) was founded in 1968 as part of the initial development of the Montgomery Village planned community. The school originally opened its doors as Montgomery Village Junior High School. It was one of the first educational institutions in the "new town" of Montgomery Village, opening the same year as Whetstone Elementary School. Following a district-wide shift in the late 1970s and early 1980s, the school transitioned from the junior high model (grades 7–9) to the middle school model (grades 6–8). The physical facility underwent a significant addition and renovation in 2003, adding approximately 20,750 square feet to the existing structure.

Architectural

The facility appears structurally sound, with no significant areas of settlement or structural-related deficiencies reported or observed. The roof membranes (that were observable) do not appear to have any significant deficiencies and overall, the exterior envelope systems and components were observed to be performing adequately. The windows were observed to be of modern aluminum dual pane construction and were free of leaks. Interior finishes have generally been replaced as needed and are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most the building's HVAC systems are from the 2003 renovation timeframe with the exception of the chiller that was installed this year. The building is conditioned via central boilers and chiller, and HVAC is distributed via hydronic systems to fan coil units, energy recovery units, air handlers and unit ventilators.

The plumbing system is also from the renovation timeframe with no substantial deterioration. Central gas water heaters are located in the mechanical room and provide service throughout the building. Plumbing fixtures were updated in 2003 and remain in acceptable condition.

The electric system was updated in 2003 and is adequate for current usage. Interior lighting systems have all been updated to LED fixtures.

The building is outfitted with the original wet-pipe fire suppression system throughout. The system is considered to be sufficient for the current building needs.

A commercial kitchen is located within the building. The kitchen equipment is aging, recommendations for upgrades and modernizations must be considered for the near future.

Site

The parking lots and drive aisles consist of asphalt pavement serving most of the school property, with limited areas of concrete pavement at the perimeter of the school. The pedestrian walkways are poured-in-place concrete and are in good condition overall. The site is illuminated by pole lights and building exterior wall lights all of which have been upgraded to LED fixtures. The school property is equipped with play areas, including asphalt paved basketball courts, tennis courts, and grass surfaced sports fields. Mill & overlay of the asphalt parking areas are included in the budget.

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 conservation.

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 MDCl 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 0.562768.

Immediate Needs

Facility/Building	Total Items	Total Cost
Montgomery Village Middle School / Main Building	10	\$110,000
Total	10	\$110,000

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
10141557	Gymnasium	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	Failed	Performance/Integrity	\$17,000
10141661	Boiler Room	D3020	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	Failed	Performance/Integrity	\$50,800
10141490	Roof	E1030	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	Poor	Performance/Integrity	\$6,300
10141453	Commercial Kitchen	E1030	Foodservice Equipment, Dairy Cooler/Wells, Replace	Failed	Performance/Integrity	\$3,600
10141504	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	\$2,700
10141484	Commercial Kitchen	E1030	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	Failed	Performance/Integrity	\$4,600

10141568	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	Poor	Performance/Integrity	\$4,600
10141448	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	\$2,700
10150377	Commercial Kitchen	E1030	Foodservice Equipment, Walk-In, Refrigerator, Replace	Failed	Performance/Integrity	\$15,000
10141456	Commercial Kitchen	E1030	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	Failed	Performance/Integrity	\$2,700
Total (10 items)						\$110,000

Key Findings



Boiler in Failed condition.

Gas, HVAC, 1001 to 2000 MBH
Main Building Montgomery Village Middle School Boiler Room

Uniformat Code: D3020
Recommendation: **Replace in 2025**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$50,800

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POC indicates boiler has been disassembled for over a year. - AssetCALC ID: 10141661



Vertical Lift in Failed condition.

Wheelchair, 5' Rise
Main Building Montgomery Village Middle School Gymnasium

Uniformat Code: D1010
Recommendation: **Renovate in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,000

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POC indicates lift has failed and is inoperative. Registration has expired. - AssetCALC ID: 10141557



Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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POC advises refrigerator will not maintain temperature and leaks. WO0000253236 submitted on 11 SEP 25. - AssetCALC ID: 10141456



Foodservice Equipment in Failed condition.

Walk-In, Refrigerator
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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POC informs refrigerator will not maintain temperature. - AssetCALC ID: 10150377



Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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POC advises that refrigerator will not maintain temperature. Work order submitted on 5 FEB 25. - AssetCALC ID: 10141448



Foodservice Equipment in Failed condition.

Walk-In, Evaporator for Refrigerator/Freezer
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity

Cost Estimate: \$4,600

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POC informs walk in will not maintain temperature. - AssetCALC ID: 10141484



Foodservice Equipment in Failed condition.

Refrigerator, 1-Door Reach-In
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity

Cost Estimate: \$2,700

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POC advises refrigerator will not maintain temperature and leaks. WO0000253242 submitted on 11 SEP 25. - AssetCALC ID: 10141504



Foodservice Equipment in Failed condition.

Dairy Cooler/Wells
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$3,600

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POC advises that cooler will not maintain temperature. WO0000208812 was submitted on February 27, 2025.
- AssetCALC ID: 10141453



Foodservice Equipment in Poor condition.

Refrigerator, 2-Door Reach-In
Main Building Montgomery Village Middle School Commercial Kitchen

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$4,600

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Work order WO0000253234 issued for leaking water and elevated temperatures - AssetCALC ID: 10141568



Foodservice Equipment in Poor condition.

Walk-In, Condenser for Refrigerator/Freezer
Main Building Montgomery Village Middle School Roof

Uniformat Code: E1030
Recommendation: **Replace in 2025**

Priority Score: **81.9**
Plan Type:
Performance/Integrity
Cost Estimate: \$6,300

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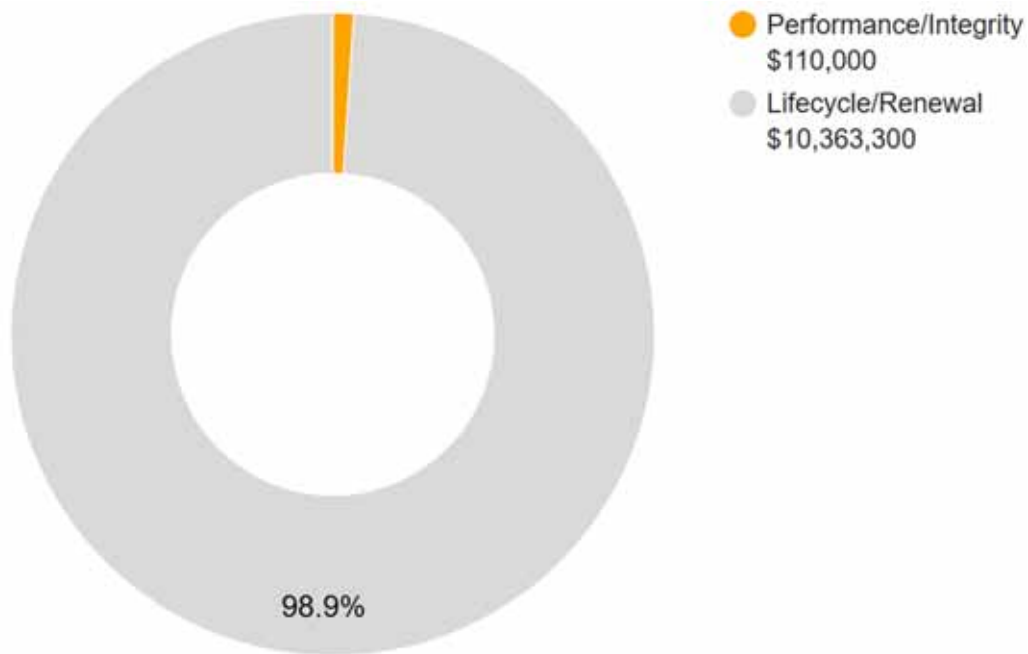
Unit is not keeping walk in at temperature. Replacement is recommended. - AssetCALC ID: 10141490

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$10,473,300



2. Building Information



Main Building: Systems Summary		
Address	19300 Watkins Mill Road, Montgomery Village, MD 20886	
GPS Coordinates	39.172677559785086, -77.20921526978123	
Constructed/Renovated	1968 / 2003	
Building Area	141,615 SF	
Number of Stories	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Split face CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, VCT, ceramic tile, wood strip Ceilings: Painted gypsum board and ACT or Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving both floors Wheelchair lift (currently not working)	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	\$231,000	\$231,000
Roofing	-	-	\$1,898,900	-	-	\$1,898,900
Interiors	-	-	\$1,139,600	\$1,025,900	\$2,063,700	\$4,229,200
Conveying	\$17,000	-	\$10,400	\$87,400	\$16,300	\$131,000
Plumbing	-	-	\$27,100	\$24,000	\$2,936,700	\$2,987,900
HVAC	\$50,800	\$22,300	\$622,200	\$890,500	\$1,602,100	\$3,187,800
Fire Protection	-	-	-	\$210,500	\$66,900	\$277,500
Electrical	-	-	\$626,200	\$192,700	\$2,352,600	\$3,171,400
Fire Alarm & Electronic Systems	-	-	\$19,200	\$2,423,900	\$29,900	\$2,473,100
Equipment & Furnishings	\$42,200	\$1,500	\$286,200	\$398,200	\$461,900	\$1,190,000
TOTALS (3% inflation)	\$110,000	\$23,800	\$4,629,900	\$5,253,100	\$9,761,100	\$19,777,900

3. Site Summary



Site Information		
Site Area	15.1 acres	
Parking Spaces	96 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing; Playgrounds and sports fields and courts with fencing	Fair
Landscaping and 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	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	Storage shed	Fair

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



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	=	-	\$26,400	\$26,400
Site Development	-	\$214,800	\$81,100	\$49,400	\$342,000	\$687,300
Site Utilities	-	-	-	\$15,300	\$88,400	\$103,600
Site Pavement	-	\$44,400	-	\$51,500	\$636,000	\$731,800
TOTALS (3% inflation)	-	\$259,200	\$81,100	\$116,100	\$1,092,700	\$1,549,100



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 not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1968 / 2003	No	No
Building	1968 / 2003	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 *RSMMeans data from Gordian*. While the *RSMMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone*. For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Montgomery Village Middle School, 19300 Watkins Mill Road, Montgomery Village, MD 20886, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

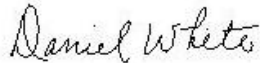
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: David Harrell
Project Assessor

Reviewed by:



Daniel White
Technical Report Reviewer
for
Bill Champion
Senior Program Manager
443.622.5067
bill.champion@bureauveritas.com

8. Appendices

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



Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - WINDOW



6 - EXTERIOR DOOR



Photographic Overview



7 - EXTERIOR DOOR



8 - ROOFING



9 - MEDIA CENTER



10 - CLASSROOM



11 - LOCKER ROOM



12 - CORRIDOR



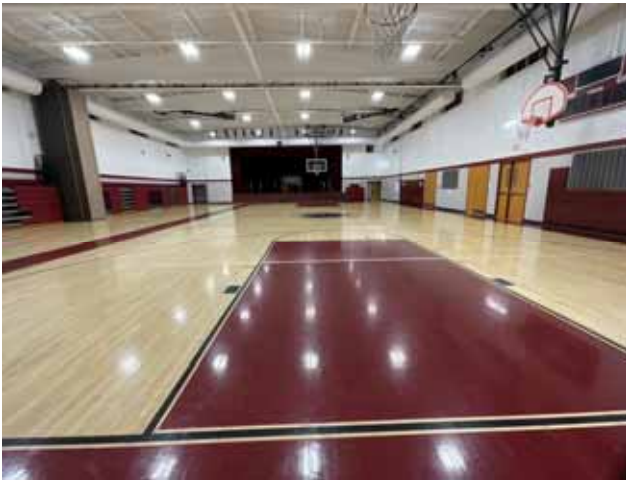
Photographic Overview



13 - CAFETERIA



14 - SERVING LINE



15 - GYM



16 - AUX GYM



17 - OFFICE



18 - MAIN OFFICE



Photographic Overview



19 - MUSIC ROOM



20 - MAIN ENTRANCE



21 - WATER HEATER



22 - BOILER



23 - CHILLER



24 - UNIT VENTILATOR

Photographic Overview



25 - AIR HANDLING UNIT



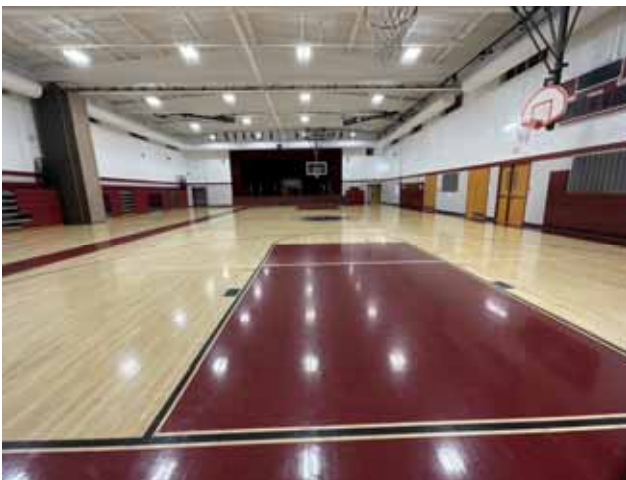
26 - FIRE SUPPRESSION SYSTEM



27 - GENERATOR



28 - SWITCHBOARD



29 - INTERIOR LIGHTING SYSTEM



30 - SECURITY/SURVEILLANCE SYSTEM



Photographic Overview



31 - FIRE ALARM SYSTEM



32 - BAS/HVAC CONTROLS



33 - ANCILLARY BUILDING



34 - PARKING LOTS



35 - POLE LIGHT FIXTURE W/ LAMPS



36 - SIGNAGE





Appendix B:

Site Plan(s)

Site Plan



	Project Number	Project Name	
	172559.25R000-155.354	Montgomery Village Middle School	
	Source	On-Site Date	
	Google Maps	December 15, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Montgomery Village Middle School

Name of person completing form: Don To Garcia Lyles

Title / Association w/ property: PMT

Length of time associated w/ property: 7 years

Date Completed: 3/31/2025

Phone Number: 240.539.7481


Method of Completion: DURING - verbally completed during assessment

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


Data Overview		Response		
1	Year(s) constructed	Constructed 1968	Renovated 2006	
2	Building size in SF	SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors	2025	
		HVAC		
		Electrical	2024	LED lighting
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Chiller done this summer		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Units on roof		

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

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Repair complete
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Old units
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: Montgomery Village Middle School

BV Project Number: 172559.25R000-155.354

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



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 ?	✗			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	✗			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	✗			
4	Do curb ramps appear to have compliant slopes for all components ?	✗			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	✗			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	✗			

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR LIFT



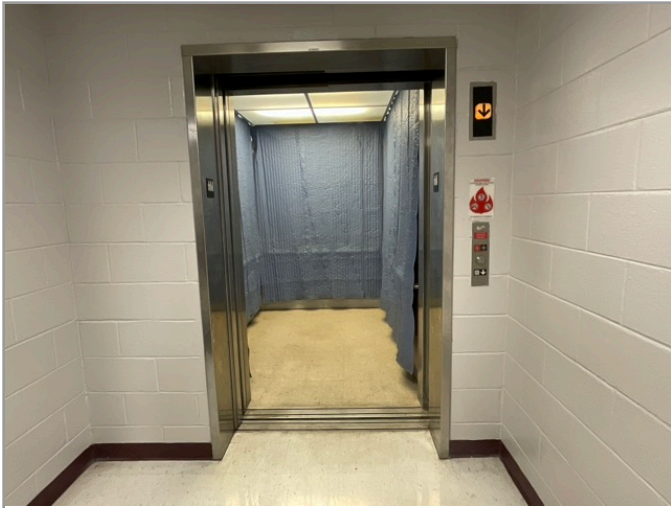
STAIR RAILS

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

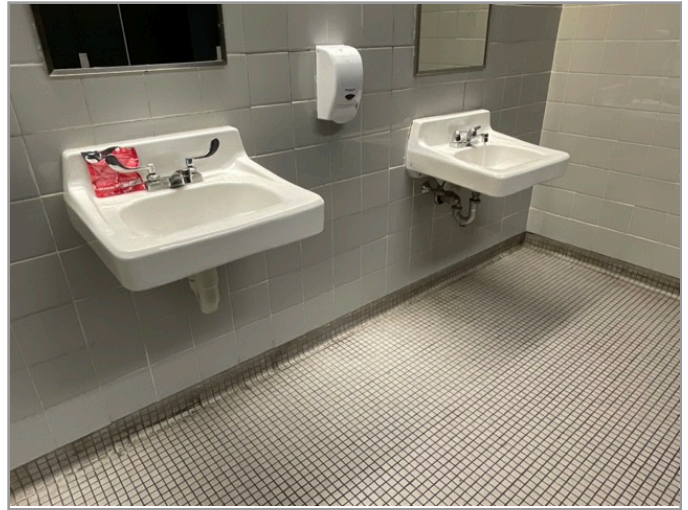
7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	X			
8	Are audible and visual floor position indicators provided in the elevator car?	X			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

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 | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	50	15	10156797
B2050	Exterior	Fair	Exterior Door, Steel, Commercial	14	20	10156799
B2050	Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	31	15	10156798
B2050	Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	3	15	10156804
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	117,000 SF	5	10156815
Interiors						
C1070	Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT)	86,666 SF	10	10156151
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	60 LF	10	10154265
C1090	Building	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	800 LF	10	10156872
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 6' Height per LF	60 LF	10	10141507
C2010	Interior	Fair	Wall Finishes, any surface, Prep & Paint	212,422 SF	5	10157315
C2030	Interior	Fair	Flooring, Carpet, Commercial Tile	11,788 SF	5	10156157
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	10,053 SF	5	10156158
C2030	Interior	Fair	Flooring, Vinyl Tile (VCT)	107,507 SF	5	10156150
C2030	Interior	Fair	Flooring, Ceramic Tile	12,266 SF	20	10156156
Conveying						
D1010	Gymnasium	Failed	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	0	10141557
D1010	Elevator Shafts/Utility	Fair	Elevator Controls, Automatic, 1 Car [Elevator 1]	1	10	10157317
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	5	10141585
D1010	Elevator Shafts/Utility	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 to 4000 LB, Renovate [Elevator 1]	1	10	10141463
Plumbing						
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141646

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Commercial Kitchen	Good	Backflow Preventer, Domestic Water, 0.75 IN	1	20	10141530
D2010	Storage 158B	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	10145682
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141674
D2010	Cafeteria	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	13	10141468
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141616
D2010	Classroom	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	9	5	10156146
D2010	Locker Rooms	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141514
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141497
D2010	Restroom	Fair	Toilet, Commercial Water Closet	40	15	10156152
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141570
D2010	Restroom	Fair	Shower, Ceramic Tile	10	15	10156155
D2010	Commercial Kitchen	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	5	10141575
D2010	Storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	15	10141635
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	12	10141579
D2010	Boiler Room	Good	Pump, Circulation, Domestic Water, 0.5 HP	1	10	10141541
D2010	Restroom	Fair	Sink/Lavatory, Wall-Hung	36	15	10156153
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141576
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL	1	12	10141441
D2010	Restroom	Fair	Urinal, Standard	20	15	10156154
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10153206
D2010	Classroom	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	29	15	10156149
D2010	Commercial Kitchen	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	5	10141454
D2010	Commercial Kitchen	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	1	5	10141526
D2010	Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	141,615 SF	17	10156830
D2010	Locker Rooms	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141525

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10153207
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141472
D2010	Commercial Kitchen	Good	Sink/Lavatory, Drop-In Style, Stainless Steel	1	27	10141653
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	1	10	10141551
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 5001 to 10000 MBH [Boiler 1]	1	7	10141510
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 5001 to 10000 MBH [Boiler 2]	1	7	10141644
D3020	Boiler Room	Failed	Boiler, Gas, HVAC, 1001 to 2000 MBH [Boiler 3]	1	0	10141661
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1	13	10141590
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141583
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	3	10141677
D3030	Boiler Room	Excellent	Chiller, Water-Cooled, 101 to 150 TON [Chiller 1]	1	25	10141506
D3030	Site	Excellent	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 101 to 150 TON [ACC 1]	1	20	10141482
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141630
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141474
D3030	Site	Excellent	Chiller, Air-Cooled, 201 to 300 TON [Chiller 2]	1	25	10141617
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141600
D3030	Classroom	Fair	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM	29	5	10156145
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141574
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1	2	10141475
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP [HWP 4]	1	3	10141567
D3050	Office Areas	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	5	10141596
D3050	Storage	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	1	5	10141595
D3050	Mechanical Room	Fair	Fan Coil Unit, Hydronic Terminal, 2501 to 4000 CFM [HV 4]	1	5	10141625
D3050	Storage	Fair	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM	1	5	10141444

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water, 26 to 50 HP [Pump 1]	1	25	10144803
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP [HWP 3]	1	3	10141679
D3050	Storage	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	1	10	10141554
D3050	Mechanical room 100K	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM [AHU 7]	1	7	10141460
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1	5	10141676
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1	5	10153208
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM	1	5	10141606
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP [CHWP 5]	1	24	10141678
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM [AHU 4]	1	7	10154311
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM	1	5	10153204
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM [AHU 5]	1	7	10141515
D3050	Mechanical Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM [AHU 6]	1	7	10141518
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP [CHWP 2]	1	24	10141493
D3050	Hallways & Common Areas	Fair	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM	1	5	10141539
D3050	Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	141,615 SF	15	10156854
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 26]	1	5	10141638
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 11]	1	5	10141522
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 24]	1	5	10141640
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 38]	1	5	10141467
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 19]	1	5	10141664
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU 5]	1	5	10141629
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU 1]	1	5	10141589
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU 3]	1	5	10141466
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 2]	1	5	10141594
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 7]	1	5	10141508

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU 2]	1	5	10141517
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 33]	1	5	10141650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 6]	1	5	10141471
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 10]	1	5	10141652
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU 4]	1	5	10141663
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 4]	1	5	10141462
D3060	Classroom	Fair	Laboratory Fume Hood, 600 to 1,000 CFM	9	5	10156147
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 4]	1	5	10141534
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 3]	1	5	10141603
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [EF 39]	1	5	10141469
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 9]	1	5	10141465
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 8]	1	5	10141623
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 12]	1	5	10141592
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 31]	1	5	10141535
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 18]	1	5	10141438
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM [EF 30]	1	5	10141461
Fire Protection						
D4010	Fire Control Room	Good	Supplemental Components, Fire Jockey Pump, 0.5 HP	1	19	10141513
D4010	Fire Control Room	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	18	10141516
D4010	Commercial Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	10141501
D4010	Fire Control Room	Fair	Fire Riser, Dry Standpipe, 4 IN	4	18	10141642
D4010	Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	141,615 SF	10	10156861
D4010	Front	Fair	Supplemental Components, Fire Department Connection, Double, 3 IN	1	10	10151286
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	12	10141682

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Site	Fair	Generator, Diesel, 1500 to 2000 KW	1	3	10141492
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 3000 AMP	1	17	10141582
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	10	10141584
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	10141477
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 1000 AMP [HDPB]	1	17	10141491
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	10	10141509
D5020	Classrooms General	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL LF7]	2	7	10141552
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 300 KVA	1	10	10141511
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	10	10141587
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 400 AMP [HDPA]	1	20	10141578
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 1200 AMP [PANEL LDPA]	1	20	10141648
D5020	Electrical Room	Fair	Switchboard, 120/208 V, 600 AMP [PANEL LDPC]	1	20	10141502
D5020	Commercial Kitchen	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL K]	2	7	10141601
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP [RAF 5]	1	5	10141656
D5030	Mechanical Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP [AHU 4]	1	5	10141455
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP [HWP 3]	1	6	10141622
D5030	Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	141,615	SF 20	10156863
D5030	Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP [P4]	1	6	10141478
D5030	Boiler Room	Excellent	Variable Frequency Drive, VFD, by HP of Motor, 30 HP [P1]	1	20	10141483
D5040	Stage	Fair	Stage Lighting System, Full Upgrade, Specialty Fixtures	1,283	SF 10	10156869
D5040	Building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	141,615	SF 19	10156864
Fire Alarm & Electronic Systems						
D6060	Building	Fair	Intercom/PA System, Intercom System Upgrade, Facility-Wide	141,615	SF 10	10156868
D7030	Building	Fair	Security/Surveillance System, Full System Installation, Average Density	141,615	SF 7	10156867
D7050	Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	141,615	SF 10	10156870

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	5	10141485
D7050	Hallways & Common Areas	Fair	Fire Alarm Panel, Annunciator	1	5	10141439
D8010	Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	141,615 SF	7	10156871
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	10141588
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	10	10141451
E1030	Roof	Poor	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	0	10141490
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Dairy Cooler/Wells	1	0	10141453
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	5	10141488
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	0	10141504
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	10141532
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	12	10141577
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	0	10141484
E1030	Commercial Kitchen	Poor	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	0	10141568
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	3 LF	10	10141470
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	10141604
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 2-Bowl	1	10	10141440
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10141611
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	5	10141476
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	0	10141448
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	3 LF	10	10141458
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10141607
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	5	10141559
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height	3 LF	10	10141486
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10141610

Component Condition Report | Montgomery Village Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10147470
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	10141548
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10141524
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	3 LF	5	10141613
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Walk-In, Refrigerator	1	0	10150377
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	3 LF	5	10141643
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	6 LF	10	10141452
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	7	10141669
E1030	Commercial Kitchen	Failed	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	0	10141456
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	3 LF	5	10141437
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	5	10141675
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10141586
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10141520
E1060	Classrooms General	Fair	Residential Appliances, Range, Electric	1	5	10141624
E1060	Classrooms General	Fair	Residential Appliances, Dishwasher	2	2	10145679
E1060	Storage 158B	Fair	Residential Appliances, Clothes Dryer	2	5	10141442
E1060	Storage 158B	Fair	Residential Appliances, Washer	2	5	10145683
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted	6	10	10141655
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	10	10141450
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	100	10	10141633
E2010	Classroom	Fair	Casework, Cabinetry, Standard	542 LF	10	10156144
E2010	Classroom	Fair	Smart Board, Interactive Digital White Board	55	5	10156148
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	12 LF	10	10145680

Component Condition Report | Montgomery Village Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	300 SF	13	10157316
Pedestrian Plazas & Walkways						
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	93,000 SF	15	10157312
G2020	Parking area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	93,000 SF	2	10157311
Athletic, Recreational & Playfield Areas						
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard w/ Pole	6	10	10154976
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	20,000 SF	5	10154977
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	20,000 SF	2	10154978
G2050	Tennis courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	43,000 SF	2	10141496
Sitework						
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 8'	850 LF	20	10154975
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W	11	19	10156810
G4050	Exterior wall	Good	Site Lighting, Wall Pack, any type w/ LED, Lower-Lumen, 13 to 26 W	16	19	10156811
Utilities						
G3010	Site Parking Areas	Fair	Hydrant, Fire	1	10	10141666
G3010	Front	Fair	Hydrant, Fire	1	10	10141561

Appendix F: Replacement Reserves

Replacement Reserves Report



1/29/2026

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			
D2010	Restroom	10156153	Sink/Lavatory, Wall-Hung, Replace	30	15	15	36	EA	\$1,700.00	\$61,200																					\$61,200	\$61,200			
D2010	Restroom	10156154	Urinal, Standard, Replace	30	15	15	20	EA	\$1,100.00	\$22,000																						\$22,000	\$22,000		
D2010	Classroom	10156149	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	15	15	29	EA	\$1,200.00	\$34,800																						\$34,800	\$34,800		
D3020	Boiler Room	10141661	Boiler, Gas, HVAC, 1001 to 2000 MBH, Replace	30	30	0	1	EA	\$50,800.00	\$50,800	\$50,800																					\$50,800	\$50,800		
D3020	Boiler Room	10141510	Boiler, Gas, HVAC, 5001 to 10000 MBH, Replace	30	23	7	1	EA	\$270,000.00	\$270,000									\$270,000														\$270,000	\$270,000	
D3020	Boiler Room	10141644	Boiler, Gas, HVAC, 5001 to 10000 MBH, Replace	30	23	7	1	EA	\$270,000.00	\$270,000									\$270,000														\$270,000	\$270,000	
D3030	Roof	10141583	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141630	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141474	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141600	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141574	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141475	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	13	2	1	EA	\$3,500.00	\$3,500			\$3,500																			\$3,500	\$7,000		
D3030	Roof	10141677	Split System Ductless, Single Zone, Condenser & Evaporator, 0.75 to 1 TON, Replace	15	12	3	1	EA	\$3,500.00	\$3,500				\$3,500																		\$3,500	\$7,000		
D3030	Classroom	10156145	Unit Ventilator, approx/nominal 3 Ton, 751 to 1250 CFM, Replace	20	15	5	29	EA	\$9,000.00	\$261,000						\$261,000																	\$261,000	\$261,000	
D3030	Roof	10141590	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	2	13	1	EA	\$4,800.00	\$4,800														\$4,800									\$4,800	\$4,800	
D3030	Site	10141482	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 101 to 150 TON, Replace	20	0	20	1	EA	\$88,000.00	\$88,000																						\$88,000	\$88,000		
D3050	Boiler Room	10141567	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500	\$6,500	
D3050	Boiler Room	10141679	Pump, Distribution, HVAC Heating Water, 6 to 7.5 HP, Replace	25	22	3	1	EA	\$6,500.00	\$6,500				\$6,500																			\$6,500	\$6,500	
D3050	Office Areas	10141596	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	15	5	1	EA	\$1,670.00	\$1,670						\$1,670																		\$1,670	\$1,670
D3050	Storage	10141595	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	15	5	1	EA	\$2,530.00	\$2,530						\$2,530																		\$2,530	\$2,530
D3050	Mechanical Room	10141625	Fan Coil Unit, Hydronic Terminal, 2501 to 4000 CFM, Replace	20	15	5	1	EA	\$7,750.00	\$7,750						\$7,750																		\$7,750	\$7,750
D3050	Storage	10141444	Fan Coil Unit, Hydronic Terminal, 401 to 800 CFM, Replace	20	15	5	1	EA	\$1,670.00	\$1,670						\$1,670																		\$1,670	\$1,670
D3050	Hallways & Common Areas	10141676	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	15	5	1	EA	\$3,840.00	\$3,840						\$3,840																		\$3,840	\$3,840
D3050	Hallways & Common Areas	10153208	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	15	5	1	EA	\$3,840.00	\$3,840						\$3,840																		\$3,840	\$3,840
D3050	Hallways & Common Areas	10141606	Fan Coil Unit, Hydronic Terminal, 1201 to 1800 CFM, Replace	20	15	5	1	EA	\$3,840.00	\$3,840						\$3,840																		\$3,840	\$3,840
D3050	Hallways & Common Areas	10153204	Fan Coil Unit, Hydronic Terminal, 200 to 400 CFM, Replace	20	15	5	1	EA	\$1,670.00	\$1,670						\$1,670																		\$1,670	\$1,670
D3050	Hallways & Common Areas	10141539	Fan Coil Unit, Hydronic Terminal, 801 to 1200 CFM, Replace	20	15	5	1	EA	\$2,530.00	\$2,530						\$2,530																		\$2,530	\$2,530
D3050	Mechanical room 100K	10141460	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM, Replace	30	23	7	1	EA	\$40,000.00	\$40,000									\$40,000															\$40,000	\$40,000
D3050	Mechanical Room	10154311	Air Handler, Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM, Replace	30	23	7	1	EA	\$49,000.00	\$49,000									\$49,000															\$49,000	\$49,000
D3050	Mechanical Room	10141515	Air Handler, Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM, Replace	30	23	7	1	EA	\$40,000.00	\$40,000									\$40,000															\$40,000	\$40,000
D3050	Mechanical Room	10141518	Air Handler, Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM, Replace	30	23	7	1	EA	\$31,000.00	\$31,000									\$31,000															\$31,000	\$31,000
D3050	Storage	10141554	Air Handler, Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM, Replace	25	15	10	1	EA	\$22,000.00	\$22,000											\$22,000													\$22,000	\$22,000
D3050	Building	10156854	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	15	15	141615	SF	\$6.00	\$849,690																							\$849,690	\$849,690	
D3060	Roof	10141638	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141522	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141640	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141467	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141664	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141594	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141508	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																		\$1,200	\$1,200
D3060	Roof	10141650	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																		\$1,400	\$1,400
D3060	Roof	10141471	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																		\$1,200	\$1,200
D3060	Roof	10141652	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																		\$1,200	\$1,200
D3060	Roof	10141462	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	15	5	1	EA	\$1,400.																										

Replacement Reserves Report



1/29/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	10141461	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM, Replace	20	15	5	1	EA	\$1,200.00	\$1,200						\$1,200																\$1,200
D3060	Roof	10141629	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	10141589	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	10141466	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	10141517	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	10141663	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	15	5	1	EA	\$33,000.00	\$33,000						\$33,000																\$33,000
D4010	Building	10156861	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	141615	SF	\$1.07	\$151,528											\$151,528											\$151,528
D4010	Front	10151286	Supplemental Components, Fire Department Connection, Double, 3 IN, Replace	30	20	10	1	EA	\$1,140.00	\$1,140											\$1,140											\$1,140
D4010	Fire Control Room	10141516	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	12	18	1	EA	\$10,500.00	\$10,500																	\$10,500					\$10,500
D4010	Fire Control Room	10141642	Fire Riser, Dry Standpipe, 4 IN, Replace	40	22	18	4	EA	\$7,000.00	\$28,000																	\$28,000					\$28,000
D4010	Fire Control Room	10141513	Supplemental Components, Fire Jockey Pump, 0.5 HP, Replace	20	1	19	1	EA	\$800.00	\$800																		\$800				\$800
D4010	Commercial Kitchen	10141501	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	\$400.00	\$4,000											\$4,000											\$4,000
D5010	Site	10141492	Generator, Diesel, 1500 to 2000 KW, Replace	25	22	3	1	EA	\$560,000.00	\$560,000				\$560,000																		\$560,000
D5010	Electrical Room	10141682	Automatic Transfer Switch, ATS, 100 AMP, Replace	25	13	12	1	EA	\$8,500.00	\$8,500												\$8,500										\$8,500
D5020	Electrical Room	10141584	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	30	20	10	1	EA	\$20,000.00	\$20,000											\$20,000											\$20,000
D5020	Electrical Room	10141477	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600
D5020	Electrical Room	10141509	Secondary Transformer, Dry, Stepdown, 30 KVA, Replace	30	20	10	1	EA	\$6,700.00	\$6,700											\$6,700											\$6,700
D5020	Electrical Room	10141511	Secondary Transformer, Dry, Stepdown, 300 KVA, Replace	30	20	10	1	EA	\$30,000.00	\$30,000											\$30,000											\$30,000
D5020	Electrical Room	10141587	Secondary Transformer, Dry, Stepdown, 45 KVA, Replace	30	20	10	1	EA	\$7,600.00	\$7,600											\$7,600											\$7,600
D5020	Electrical Room	10141582	Switchboard, 277/480 V, 3000 AMP, Replace	40	23	17	1	EA	\$120,000.00	\$120,000																	\$120,000					\$120,000
D5020	Electrical Room	10141491	Switchboard, 277/480 V, 1000 AMP, Replace	40	23	17	1	EA	\$52,000.00	\$52,000																	\$52,000					\$52,000
D5020	Electrical Room	10141578	Switchboard, 120/208 V, 400 AMP, Replace	40	20	20	1	EA	\$40,000.00	\$40,000																				\$40,000	\$40,000	
D5020	Electrical Room	10141648	Switchboard, 120/208 V, 1200 AMP, Replace	40	20	20	1	EA	\$66,000.00	\$66,000																				\$66,000	\$66,000	
D5020	Electrical Room	10141502	Switchboard, 120/208 V, 600 AMP, Replace	40	20	20	1	EA	\$45,000.00	\$45,000																			\$45,000	\$45,000		
D5020	Classrooms General	10141552	Distribution Panel, 120/208 V, 400 AMP, Replace	30	23	7	2	EA	\$6,000.00	\$12,000																						\$12,000
D5020	Commercial Kitchen	10141601	Distribution Panel, 120/208 V, 400 AMP, Replace	30	23	7	2	EA	\$6,000.00	\$12,000																						\$12,000
D5030	Building	10156863	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	141615	SF	\$2.50	\$354,038																				\$354,038	\$354,038	
D5030	Mechanical Room	10141656	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace	20	15	5	1	EA	\$5,300.00	\$5,300						\$5,300																\$5,300
D5030	Mechanical Room	10141455	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace	20	15	5	1	EA	\$7,000.00	\$7,000						\$7,000																\$7,000
D5030	Boiler Room	10141622	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	14	6	1	EA	\$6,200.00	\$6,200							\$6,200															\$6,200
D5030	Boiler Room	10141478	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	14	6	1	EA	\$6,200.00	\$6,200							\$6,200															\$6,200
D5030	Boiler Room	10141483	Variable Frequency Drive, VFD, by HP of Motor, 30 HP, Replace	20	0	20	1	EA	\$14,700.00	\$14,700																			\$14,700	\$14,700		
D5040	Stage	10156869	Stage Lighting System, Full Upgrade, Specialty Fixtures, Replace	20	10	10	1283	SF	\$30.00	\$38,490											\$38,490											\$38,490
D5040	Building	10156864	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	141615	SF	\$4.50	\$637,268																		\$637,268				\$637,268
D6060	Building	10156868	Intercom/PA System, Intercom System Upgrade, Facility-Wide, Replace	20	10	10	141615	SF	\$1.50	\$212,423											\$212,423											\$212,423
D7030	Building	10156867	Security/Surveillance System, Full System Installation, Average Density, Replace	15	8	7	141615	SF	\$3.00	\$424,845											\$424,845											\$424,845
D7050	Electrical Room	10141485	Fire Alarm Panel, Fully Addressable, Replace	15	10	5	1	EA	\$15,000.00	\$15,000						\$15,000													\$15,000	\$30,000		
D7050	Hallways & Common Areas	10141439	Fire Alarm Panel, Annunciator, Replace	15	10	5	1	EA	\$1,580.00	\$1,580						\$1,580														\$1,580	\$3,160	
D7050	Building	10156870	Fire Alarm System, Full System Upgrade, Standard Addressable, Install	20	10	10	141615	SF	\$3.00	\$424,845											\$424,845											\$424,845
D8010	Building	10156871	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	8	7	141615	SF	\$6.00	\$849,690											\$849,690											\$849,690
E1030	Roof	10141490	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	15	0	1	EA	\$6,300.00	\$6,300	\$6,300															\$6,300					\$12,600	
E1030	Commercial Kitchen	10141453	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	15	0	1	EA	\$3,600.00	\$3,600	\$3,600															\$3,600					\$7,200	
E1030	Commercial Kitchen	10141504	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	15	0	1	EA	\$2,700.00	\$2,700	\$2,700															\$2,700					\$5,400	
E1030	Commercial Kitchen	10141484	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	15	0	1	EA	\$4,600.00	\$4,600	\$4,600															\$4,600					\$9,200	
E1030	Commercial Kitchen	10141568	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	15	0	1	EA	\$4,600.00	\$4,600	\$4,600															\$4,600					\$9,200	
E1030	Commercial Kitchen	10141448	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	15	0	1	EA	\$2,700.00	\$2,700	\$2,700															\$2,700					\$5,400	
E1030	Commercial Kitchen	10150377	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	20	0	1	EA	\$15,000.00	\$15,000	\$15,000																		\$15,000	\$30,000		
E1030	Commercial Kitchen	10141456	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	15	0	1	EA	\$2,700.00	\$2,700	\$2,700															\$2,700					\$5,400	
E1030	Commercial Kitchen																															

Replacement Reserves Report



1/29/2026

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	Commercial Kitchen	10141559	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700	\$13,400	
E1030	Commercial Kitchen	10141610	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700															\$1,700	\$3,400	
E1030	Commercial Kitchen	10147470	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																\$25,000	
E1030	Commercial Kitchen	10141524	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	\$3,300.00	\$3,300						\$3,300															\$3,300	\$6,600	
E1030	Commercial Kitchen	10141613	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	3	LF	\$1,000.00	\$3,000						\$3,000																\$3,000	
E1030	Commercial Kitchen	10141643	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	15	5	3	LF	\$1,000.00	\$3,000						\$3,000																\$3,000	
E1030	Commercial Kitchen	10141437	Commercial Kitchen Line, Preparation Tables/Areas, Replace	20	15	5	3	LF	\$300.00	\$900						\$900																\$900	
E1030	Commercial Kitchen	10141675	Foodservice Equipment, Icemaker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700	\$13,400	
E1030	Commercial Kitchen	10141588	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600									\$5,600									\$5,600				\$5,600	\$11,200
E1030	Commercial Kitchen	10141604	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600									\$5,600									\$5,600				\$5,600	\$11,200
E1030	Commercial Kitchen	10141548	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600									\$5,600									\$5,600				\$5,600	\$11,200
E1030	Commercial Kitchen	10141669	Foodservice Equipment, Convection Oven, Single, Replace	10	3	7	1	EA	\$5,600.00	\$5,600									\$5,600									\$5,600				\$5,600	\$11,200
E1030	Commercial Kitchen	10141451	Foodservice Equipment, Sink, 3-Bowl, Replace	30	20	10	1	EA	\$2,500.00	\$2,500											\$2,500											\$2,500	
E1030	Commercial Kitchen	10141470	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	3	LF	\$1,500.00	\$4,500											\$4,500											\$4,500	
E1030	Commercial Kitchen	10141440	Foodservice Equipment, Sink, 2-Bowl, Replace	30	20	10	1	EA	\$2,100.00	\$2,100											\$2,100											\$2,100	
E1030	Commercial Kitchen	10141458	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	3	LF	\$1,500.00	\$4,500											\$4,500											\$4,500	
E1030	Commercial Kitchen	10141486	Commercial Kitchen Line, Refrigeration Equipment, Undercounter 3' Height, Replace	20	10	10	3	LF	\$1,500.00	\$4,500											\$4,500											\$4,500	
E1030	Commercial Kitchen	10141452	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	10	10	6	LF	\$1,000.00	\$6,000											\$6,000											\$6,000	
E1030	Roof	10141577	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	3	12	1	EA	\$6,300.00	\$6,300												\$6,300										\$6,300	
E1040	Hallways & Common Areas	10141586	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500											\$1,500					\$1,500	
E1040	Hallways & Common Areas	10141520	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$1,500.00	\$1,500						\$1,500											\$1,500					\$1,500	
E1060	Classrooms General	10145679	Residential Appliances, Dishwasher, Replace	10	8	2	2	EA	\$700.00	\$1,400			\$1,400									\$1,400										\$1,400	
E1060	Classrooms General	10141624	Residential Appliances, Range, Electric, Replace	15	10	5	1	EA	\$620.00	\$620						\$620															\$620	\$1,240	
E1060	Storage 158B	10141442	Residential Appliances, Clothes Dryer, Replace	15	10	5	2	EA	\$650.00	\$1,300						\$1,300															\$1,300	\$2,600	
E1060	Storage 158B	10145683	Residential Appliances, Washer, Replace	15	10	5	2	EA	\$850.00	\$1,700						\$1,700															\$1,700	\$3,400	
E1070	Gymnasium	10141655	Basketball Backboard, Ceiling-Mounted, Replace	30	20	10	6	EA	\$7,830.00	\$46,980											\$46,980												\$46,980
E1070	Gymnasium	10141450	Gym Scoreboard, Electronic Standard, Replace	30	20	10	1	EA	\$8,500.00	\$8,500											\$8,500											\$8,500	
E2010	Classroom	10156144	Casework, Cabinetry, Standard, Replace	20	10	10	542	LF	\$300.00	\$162,600											\$162,600											\$162,600	
E2010	Classrooms General	10145680	Casework, Cabinetry, Standard, Replace	20	10	10	12	LF	\$300.00	\$3,600											\$3,600											\$3,600	
E2010	Classroom	10156148	Smart Board, Interactive Digital White Board, Replace	10	5	5	55	EA	\$3,162.00	\$173,910						\$173,910											\$173,910					\$173,910	
E2010	Gymnasium	10141633	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	10	10	100	EA	\$300.00	\$30,000											\$30,000											\$30,000	
Totals, Unescalated											\$110,000	\$0	\$22,400	\$576,500	\$0	\$3,450,459	\$12,400	\$2,020,935	\$0	\$0	\$2,048,337	\$0	\$49,400	\$6,000	\$0	\$1,778,120	\$0	\$1,773,165	\$42,000	\$638,068	\$1,545,055	\$14,072,838	
Totals, Escalated (3.0% inflation, compounded annually)											\$110,000	\$0	\$23,764	\$629,957	\$0	\$4,000,028	\$14,806	\$2,485,495	\$0	\$0	\$2,752,793	\$0	\$70,433	\$8,811	\$0	\$2,770,253	\$0	\$2,930,772	\$71,502	\$1,118,855	\$2,790,540	\$19,778,009	

Montgomery Village 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	10157316	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	22	13	300	SF	\$60.00	\$18,000												\$18,000										\$18,000
G2020	Parking area	10157311	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	93000	SF	\$0.45	\$41,850			\$41,850									\$41,850						\$41,850				\$41,850
G2020	Parking area	10157312	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	93000	SF	\$3.50	\$325,500															\$325,500							\$325,500
G2050	Basketball court	10154978	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	20000	SF	\$0.45	\$9,000			\$9,000									\$9,000					\$9,000				\$9,000	
G2050	Tennis courts	10141496	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color,	10	8	2	43000	SF	\$4.50	\$193,500			\$193,500									\$193,500									\$193,500	
G2050	Basketball court	10154977	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	20	5	20000	SF	\$3.50	\$70,000					\$70,000																\$70,000	
G2050	Basketball court	10154976	Sports Apparatus, Basketball, Backboard w/ Pole, Replace	25	15	10	6	EA	\$4,750.00	\$28,500											\$28,500										\$28,500	
G2060	Site Playground Areas	10154975	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	850	LF	\$25.00	\$21,250																		\$21,250			\$21,250	
G3010	Site Parking Areas	10141666	Hydrant, Fire, Replace	30	20	10	1	EA	\$5,680.00	\$5,680											\$5,680										\$5,680	
G3010	Front	10141561	Hydrant, Fire, Replace	30	20	10	1	EA	\$5,680.00	\$5,680											\$5,680										\$5,680	
G4050	Site	10156810	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 150 W, Replace	20	1	19	11	EA	\$4,000.00	\$44,000																		\$44,000			\$44,000	
G4050	Exterior wall	10156811	Site Lighting, Wall Pack, any type w/ LED, Lower-Lumen, 13 to 26 W, Replace	20	1	19	16	EA	\$400.00	\$6,400																		\$6,400			\$6,400	
Totals, Unescalated											\$0	\$0	\$244,350	\$0	\$0	\$70,000	\$0	\$50,850	\$0	\$0	\$39,860	\$0	\$244,350	\$18,000	\$0	\$325,500	\$0	\$50,850	\$0	\$50,400	\$21,250	\$1,115,410
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$259,231	\$																		

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	10157317	D1010	Elevator Controls [Elevator 1]	Automatic, 1 Car	4000 LB	Montgomery Village Middle School / Main Building	Elevator Shafts/Utility	ThyssenKrupp	Passenger	MT5486			
2	10141463	D1010	Passenger Elevator [Elevator 1]	Hydraulic, 2 Floors, 3000 to 4000 LB	4000 LB	Montgomery Village Middle School / Main Building	Elevator Shafts/Utility	ThyssenKrupp	Passenger	MT5486			
3	10141557	D1010	Vertical Lift	Wheelchair, 5' Rise	750 LB	Montgomery Village Middle School / Main Building	Gymnasium	No dataplate	No dataplate				

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10141541	D2010	Pump	Circulation, Domestic Water, 0.5 HP	0.33 HP	Montgomery Village Middle School / Main Building	Boiler Room	U.S. Motors	S55JXDYD-2680				
2	10141579	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	199 MBH	Montgomery Village Middle School / Main Building	Boiler Room	A.O. Smith	BTR199118	1709105142531	2017	2200100608	
3	10141441	D2010	Water Heater	Gas, Commercial (200 MBH), 100 to 199 GAL	199 MBH	Montgomery Village Middle School / Main Building	Boiler Room	A.O. Smith	BTR199118	1709105142532	2017	2200100607	
4	10141530	D2010	Backflow Preventer	Domestic Water, 0.75 IN		Montgomery Village Middle School / Main Building	Commercial Kitchen	Watts	909				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10141510	D3020	Boiler [Boiler 1]	Gas, HVAC, 5001 to 10000 MBH	5672 MBH	Montgomery Village Middle School / Main Building	Boiler Room	HURST	S1-X-125-60W	FB625602M	2003		
2	10141644	D3020	Boiler [Boiler 2]	Gas, HVAC, 5001 to 10000 MBH	5672 MBH	Montgomery Village Middle School / Main Building	Boiler Room	HURST	S1X12560W	FB625601M	2003		
3	10141661	D3020	Boiler [Boiler 3]	Gas, HVAC, 1001 to 2000 MBH	1883 MBH	Montgomery Village Middle School / Main Building	Boiler Room	Power Flame	CR2G15	040203884	2003		
4	10141506	D3030	Chiller [Chiller 1]	Water-Cooled, 101 to 150 TON	136 TON	Montgomery Village Middle School / Main Building	Boiler Room	Carrier	30HXA136VZU691KA1	0825Q905294	2025		
5	10141617	D3030	Chiller [Chiller 2]	Air-Cooled, 201 to 300 TON	250 TON	Montgomery Village Middle School / Main Building	Site	Carrier	30XVB2506SL026DC2	1225Q905419	2025		
6	10141482	D3030	Computer Room AC Unit [ACC 1]	Air-Cooled, CRAC Drycooler/Condenser, 101 to 150 TON	130 TON	Montgomery Village Middle School / Main Building	Site	Carrier	09DPM13067A13004	2025Q907084	2025		
7	10141583	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible	Illegible			
8	10141677	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				
9	10141630	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				
10	10141474	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				
11	10141600	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10141574	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				
13	10141475	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 0.75 to 1 TON	1 TON	Montgomery Village Middle School / Main Building	Roof	United Technologies Carrier	Illegible				
14	10141590	D3030	Split System Ductless	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	1.5 TON	Montgomery Village Middle School / Main Building	Roof	Mitsubishi	PUYA18NKA7	21U24392B	2023		
15	10156145	D3030	Unit Ventilator	approx/nominal 3 Ton, 751 to 1250 CFM	3 TON	Montgomery Village Middle School / Main Building	Classroom	No dataplate	No dataplate	No dataplate			29
16	10141493	D3050	Pump [CHWP 2]	Distribution, HVAC Chilled or Condenser Water, 11 to 15 HP	15 HP	Montgomery Village Middle School / Main Building	Boiler Room	Baldor Reliance	EM2513T	Z2405280111	2024		
17	10141678	D3050	Pump [CHWP 5]	Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP	7.5 HP	Montgomery Village Middle School / Main Building	Boiler Room	Baldor Reliance	EM3311T	F2406245562	2024		
18	10141679	D3050	Pump [HWP 3]	Distribution, HVAC Heating Water, 6 to 7.5 HP	7.5 HP	Montgomery Village Middle School / Main Building	Boiler Room	Baldor	EM3311T	F0203210480	2003		
19	10141567	D3050	Pump [HWP 4]	Distribution, HVAC Heating Water, 6 to 7.5 HP	7.5 HP	Montgomery Village Middle School / Main Building	Boiler Room	Baldor	EM3311T	F020221038	2003		
20	10144803	D3050	Pump [Pump 1]	Distribution, HVAC Chilled or Condenser Water, 26 to 30 HP	50 HP	Montgomery Village Middle School / Main Building	Boiler Room	Baldor Reliance	EM2535T	C2501061052	2025		
21	10141554	D3050	Air Handler	Interior AHU, Easy/Moderate Access, 2401 to 4000 CFM	3000 CFM	Montgomery Village Middle School / Main Building	Storage	McQuay	Illegible				
22	10154311	D3050	Air Handler [AHU 4]	Interior AHU, Easy/Moderate Access, 8001 to 10000 CFM	9500 CFM	Montgomery Village Middle School / Main Building	Mechanical Room	McQuay	CAH021FDAC	FBOU021100048	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10141515	D3050	Air Handler [AHU 5]	Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM	7000 CFM	Montgomery Village Middle School / Main Building	Mechanical Room	McQuay	CAH014FDAC	FBOU021100050	2003		
24	10141518	D3050	Air Handler [AHU 6]	Interior AHU, Easy/Moderate Access, 4001 to 6000 CFM	5000 CFM	Montgomery Village Middle School / Main Building	Mechanical Room	McQuay	CAH010FDAC	FBOU021100053	2003		
25	10141460	D3050	Air Handler [AHU 7]	Interior AHU, Easy/Moderate Access, 6001 to 8000 CFM	6500 CFM	Montgomery Village Middle School / Main Building	Mechanical room 100K	McQuay	CAH013FDAM	FBOU021100042	2003		
26	10141676	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM		Montgomery Village Middle School / Main Building	Hallways & Common Areas	No dataplate	No dataplate				
27	10153208	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM		Montgomery Village Middle School / Main Building	Hallways & Common Areas	RITTILING	No dataplate				
28	10141606	D3050	Fan Coil Unit	Hydronic Terminal, 1201 to 1800 CFM		Montgomery Village Middle School / Main Building	Hallways & Common Areas	No dataplate	No dataplate				
29	10153204	D3050	Fan Coil Unit	Hydronic Terminal, 200 to 400 CFM		Montgomery Village Middle School / Main Building	Hallways & Common Areas	RITTILING	No dataplate				
30	10141596	D3050	Fan Coil Unit	Hydronic Terminal, 401 to 800 CFM	800 CFM	Montgomery Village Middle School / Main Building	Office Areas	RITTILING	No dataplate				
31	10141444	D3050	Fan Coil Unit	Hydronic Terminal, 401 to 800 CFM	800 CFM	Montgomery Village Middle School / Main Building	Storage	No dataplate	No dataplate				
32	10141595	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM	1200 CFM	Montgomery Village Middle School / Main Building	Storage	No dataplate	No dataplate				
33	10141539	D3050	Fan Coil Unit	Hydronic Terminal, 801 to 1200 CFM		Montgomery Village Middle School / Main Building	Hallways & Common Areas	No dataplate	No dataplate				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
34	10141625	D3050	Fan Coil Unit [HV 4]	Hydronic Terminal, 2501 to 4000 CFM	4000 CFM	Montgomery Village Middle School / Main Building	Mechanical Room	McQuay	CAH008FHAC	FBOU021100051	2003		
35	10141652	D3060	Exhaust Fan [EF 10]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	100C3B				
36	10141522	D3060	Exhaust Fan [EF 11]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
37	10141592	D3060	Exhaust Fan [EF 12]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	Illegible				
38	10141438	D3060	Exhaust Fan [EF 18]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	No dataplate	Illegible			
39	10141664	D3060	Exhaust Fan [EF 19]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	Illegible				
40	10141594	D3060	Exhaust Fan [EF 2]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
41	10141640	D3060	Exhaust Fan [EF 24]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
42	10141638	D3060	Exhaust Fan [EF 26]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM		Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
43	10141603	D3060	Exhaust Fan [EF 3]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
44	10141461	D3060	Exhaust Fan [EF 30]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	10003B	Illegible			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10141535	D3060	Exhaust Fan [EF 31]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	100C3B				
46	10141650	D3060	Exhaust Fan [EF 33]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	No dataplate				
47	10141467	D3060	Exhaust Fan [EF 38]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
48	10141469	D3060	Exhaust Fan [EF 39]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
49	10141462	D3060	Exhaust Fan [EF 4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
50	10141534	D3060	Exhaust Fan [EF 4]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	1000 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	120CPV				
51	10141471	D3060	Exhaust Fan [EF 6]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	100C3B				
52	10141508	D3060	Exhaust Fan [EF 7]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	80C3B				
53	10141623	D3060	Exhaust Fan [EF 8]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	100C3B				
54	10141465	D3060	Exhaust Fan [EF 9]	Roof or Wall-Mounted, 10" Damper, 50 to 500 CFM	500 CFM	Montgomery Village Middle School / Main Building	Roof	Loren Cook	100C3B				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10141516	D4010	Backflow Preventer	Fire Suppression, 6 IN	6 INCH	Montgomery Village Middle School / Main Building	Fire Control Room	AMES	2000SS	13330	2013		
2	10141513	D4010	Supplemental Components	Fire Jockey Pump, 0.5 HP	0.75 HP	Montgomery Village Middle School / Main Building	Fire Control Room	Marathon	M550NGX	C24J210838	2024		
3	10141501	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Montgomery Village Middle School / Main Building	Commercial Kitchen	ANSUL					10

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10141492	D5010	Generator	Diesel, 1500 to 2000 KW	2000 KW	Montgomery Village Middle School / Main Building	Site	Generac	2779280100		2003		
2	10141682	D5010	Automatic Transfer Switch	ATS, 100 AMP	100 AMP	Montgomery Village Middle School / Main Building	Electrical Room	Generac	Illegible		2012		
3	10141584	D5020	Secondary Transformer	Dry, Stepdown, 150 KVA	150 KVA	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	3F3Y150K13B				
4	10141509	D5020	Secondary Transformer	Dry, Stepdown, 30 KVA	30 KVA	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	3F3Y030F				
5	10141511	D5020	Secondary Transformer	Dry, Stepdown, 300 KVA	300 KVA	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	3F3Y300B				
6	10141477	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 KVA	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	3F3Y045F				
7	10141587	D5020	Secondary Transformer	Dry, Stepdown, 45 KVA	45 KVA	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	3F3Y045F				
8	10141578	D5020	Switchboard [HDPA]	120/208 V, 400 AMP	400 AMP	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	No dataplate				
9	10141491	D5020	Switchboard [HDPB]	277/480 V, 1000 AMP	1000 AMP	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	S5E60ML101ETS		2003		
10	10141648	D5020	Switchboard [PANEL LDPA]	120/208 V, 1200 AMP	1200 AMP	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	S5C75N6101EBS				
11	10141502	D5020	Switchboard [PANEL LDPC]	120/208 V, 600 AMP	500 AMP	Montgomery Village Middle School / Main Building	Electrical Room	Siemens	No dataplate				

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10141601	D5020	Distribution Panel [PANEL K]	120/208 V, 400 AMP	400 AMP	Montgomery Village Middle School / Main Building	Commercial Kitchen	Siemens	S3C42ML400CTF		2003		2
13	10141552	D5020	Distribution Panel [PANEL LF7]	120/208 V, 400 AMP	400 AMP	Montgomery Village Middle School / Main Building	Classrooms General	Siemens	S3C42ML400CTF		2003		2
14	10141455	D5030	Variable Frequency Drive [AHU 4]	VFD, by HP of Motor, 10 HP		Montgomery Village Middle School / Main Building	Mechanical Room	ABB		No dataplate			
15	10141622	D5030	Variable Frequency Drive [HWP 3]	VFD, by HP of Motor, 7.5 HP	7.5 HP	Montgomery Village Middle School / Main Building	Boiler Room	ABB	ACH550	2114502445	2011		
16	10141483	D5030	Variable Frequency Drive [P1]	VFD, by HP of Motor, 30 HP	30 HP	Montgomery Village Middle School / Main Building	Boiler Room	ABB	ACH580	2251751430	2025		
17	10141478	D5030	Variable Frequency Drive [P4]	VFD, by HP of Motor, 7.5 HP	7.5 HP	Montgomery Village Middle School / Main Building	Boiler Room	ABB	ACH550	2114502464	2011		
18	10141656	D5030	Variable Frequency Drive [RAF 5]	VFD, by HP of Motor, 5 HP	5 HP	Montgomery Village Middle School / Main Building	Mechanical Room	ABB	ACH401	2023400238			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10141485	D7050	Fire Alarm Panel	Fully Addressable		Montgomery Village Middle School / Main Building	Electrical Room	Simplex	4010				

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10141588	E1030	Foodservice Equipment	Convection Oven, Single		Montgomery Village Middle School / Main Building	Commercial Kitchen	Rational	LM100CGAXXXX	G62SJ23053060053			
2	10141604	E1030	Foodservice Equipment	Convection Oven, Single		Montgomery Village Middle School / Main Building	Commercial Kitchen	Rational	LM100CG	G62SJ22113			
3	10141548	E1030	Foodservice Equipment	Convection Oven, Single		Montgomery Village Middle School / Main Building	Commercial Kitchen	Rational	LM100CGAXXXX	G62SJ23053060193	2022		
4	10141669	E1030	Foodservice Equipment	Convection Oven, Single		Montgomery Village Middle School / Main Building	Commercial Kitchen	Rational	LM100COAXXX	062SJ23053060049			
5	10141453	E1030	Foodservice Equipment	Dairy Cooler/Wells		Montgomery Village Middle School / Main Building	Commercial Kitchen						
6	10141488	E1030	Foodservice Equipment	Dairy Cooler/Wells		Montgomery Village Middle School / Main Building	Commercial Kitchen	Beverage-Air	SMF34	6717489			
7	10141524	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF	4 LF	Montgomery Village Middle School / Main Building	Commercial Kitchen	VENTMASTER	Illegible				
8	10141532	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF	10 LF	Montgomery Village Middle School / Main Building	Commercial Kitchen	VENTMASTER	CMEXII	Illegible			
9	10141611	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	No dataplate				
10	10141607	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	No dataplate				
11	10141610	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	No dataplate				

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10141675	E1030	Foodservice Equipment	Icemaker, Freestanding		Montgomery Village Middle School / Main Building	Commercial Kitchen	Manitowoc	S570	030320536			
13	10141559	E1030	Foodservice Equipment	Range/Oven, 4-Burner w/ Griddle		Montgomery Village Middle School / Main Building	Commercial Kitchen	GARLAND	No dataplate				
14	10141504	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	No dataplate				
15	10141448	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	No dataplate				
16	10141456	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield	SRPT1SH	0304036100092-T			
17	10141568	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Montgomery Village Middle School / Main Building	Commercial Kitchen	Delfield					
18	10141440	E1030	Foodservice Equipment	Sink, 2-Bowl		Montgomery Village Middle School / Main Building	Commercial Kitchen						
19	10141451	E1030	Foodservice Equipment	Sink, 3-Bowl		Montgomery Village Middle School / Main Building	Commercial Kitchen						
20	10141490	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Montgomery Village Middle School / Main Building	Roof	ColdZone	Illegible				
21	10141577	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Montgomery Village Middle School / Main Building	Roof	Trenton Refrigeration	TESA030L6HT3BF	142209249	2022		
22	10141484	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Montgomery Village Middle School / Main Building	Commercial Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
23	10141476	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Montgomery Village Middle School / Main Building	Commercial Kitchen						
24	10147470	E1030	Foodservice Equipment	Walk-In, Freezer		Montgomery Village Middle School / Main Building	Commercial Kitchen	BROWN		No dataplate			
25	10150377	E1030	Foodservice Equipment	Walk-In, Refrigerator		Montgomery Village Middle School / Main Building	Commercial Kitchen	BROWN		No dataplate			
26	10141586	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Montgomery Village Middle School / Main Building	Hallways & Common Areas						
27	10141520	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Montgomery Village Middle School / Main Building	Hallways & Common Areas						