FACILITY CONDITION ASSESSMENT

prepared for

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

Rosa M. Parks Middle School
19200 Olney Mill Road
Olney, MD 20832

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BV PROJECT #:
172559.25R000-160.354

DATE OF REPORT:
May 8, 2026

ON SITE DATE:
February 19, 2026

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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	19200 Olney Mill Road, Olney, MD 20832
Site Developed	1992
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 19, 2026
Management Point of Contact	Montgomery County Public Schools Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Reyna Martinez 240.413.1809
Assessment & Report Prepared By	Chris Ledbetter
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

Rosa Parks Middle School was originally constructed in 1992. No major renovations have been reported since original construction date. The building is two stories and has a total of 137,469 total square feet.

Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The field of the roof has isolated areas of topping degradation. The damaged portions of the membrane must be replaced. The windows were observed to be in fair condition with no window leaks reported. Window glazing is budgeted and anticipated. The interior finishes were observed to be in fair to good condition throughout building. The casework throughout the classrooms is outdated and should be replaced. The finishes in the elevator cab are worn and require replacement. Typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the MEPF systems and components are original to the 1992 construction. Heating and cooling are provided by a central system with boilers, chillers, air handlers and cooling tower feeding fan coil units. The HVAC system is problematic and outdated and in need of a complete renovation. Multiple locations inside facility have ventilation issues complaints by staff. The building automation system is also outdated and should be replaced to improve efficiency and indoor comfort space.

The property has had a history of plumbing leaks, and some piping replacements have been necessary. Based on this history and the age of the piping, the plumbing systems require full replacement. The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1992 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. The generator is in good condition and was recently replaced in 2024. The elevator utilizes outdated controls and equipment. Full modernization is recommended.

The fire alarm systems appear somewhat antiquated and not up to current standards. Due to the age of the components, a full modernization project is recommended. The central alarm panel appears to be original. Based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. The concrete sidewalks have areas of cracking and uneven pavement. Sidewalk repairs are recommended. Site lighting is HPS and upgrade to LED is recommended. The sport courts include tennis and basketball, which are both generally in fair condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.599852.

Immediate Needs

There are no immediate needs to report.

Key Findings

Sidewalk in Poor Condition.

Any pavement type, Sectional Repairs (per Man-Day)
Site Rosa M. Parks Middle School Site

Uniformat Code: G2030
Recommendation: **Repair in 2026**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

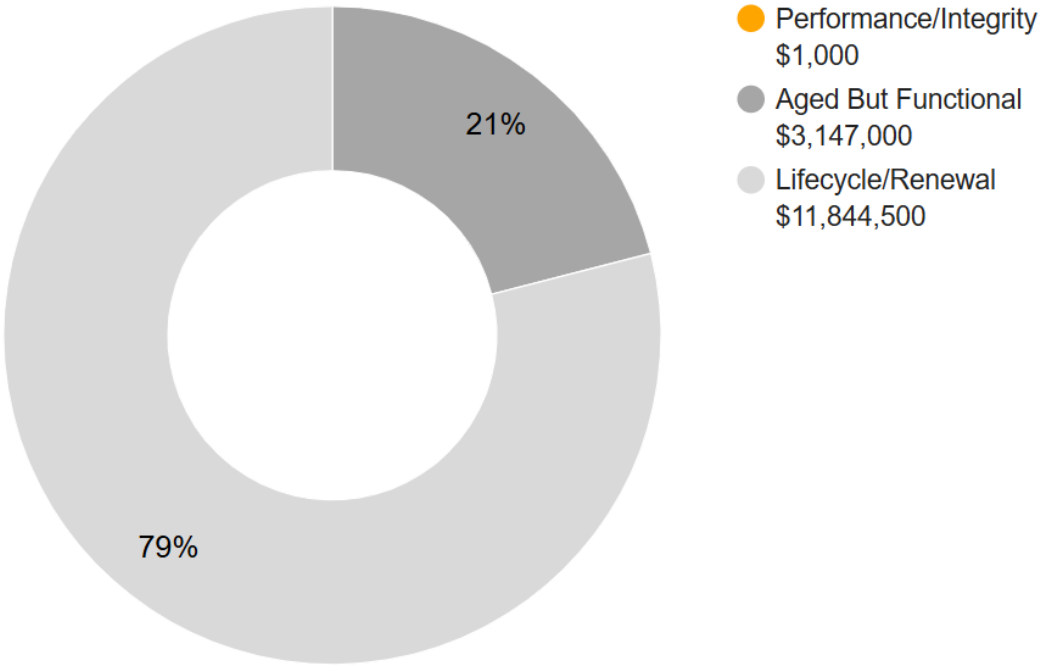
**$**$$$

Cracked walkway pavement - AssetCALC ID: 10363929

Plan Types

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

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



10-YEAR TOTAL: $14,992,500

2. Building Information

Main Building: Systems Summary		
Address	19200 Olney Mill Road, Olney, MD 20832	
Constructed	1992	
Building Area	137,469 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, rubber Ceilings: Painted gypsum board, ACT	Fair
Elevators	Passenger: 1 hydraulic car serving all 2 floors	Fair
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$126,900	$126,900
Facade	-	-	-	$315,200	$116,400	$431,600
Roofing	-	-	$1,530,500	-	$140,400	$1,670,900
Interiors	-	-	$30,000	$1,148,200	$1,954,800	$3,133,000
Conveying	-	-	$80,900	-	$15,300	$96,200
Plumbing	-	-	$77,200	$2,385,200	$320,700	$2,783,200
HVAC	-	-	$1,603,700	$2,550,700	$127,400	$4,281,700
Fire Protection	-	-	$21,600	$1,183,500	-	$1,205,100
Electrical	-	-	$184,000	$958,000	$3,011,400	$4,153,500
Fire Alarm & Electronic Systems	-	-	$1,396,300	$639,800	$1,715,900	$3,752,000
Equipment & Furnishings	-	-	$241,400	$153,500	$778,900	$1,173,900
Site Development	-	-	-	-	$28,500	$28,500
Site Utilities	-	-	-	-	$50,900	$50,900
TOTALS (3% inflation)	**-**	**-**	**$5,165,600**	**$9,334,100**	**$8,387,700**	**$22,887,400**

3. Site Summary

Site Information		
Site Area	24 acres (estimated)	
Parking Spaces	121 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage; Wrought Iron fencing; Sports fields and courts with chain link fencing Heavily furnished park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

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
Site Utilities	-	-	-	-	$132,900	$132,900
Site Development	-	-	$7,500	$380,400	$688,800	$1,076,700
Site Pavement	-	$1,000	$48,100	$55,800	$844,500	$949,500
TOTALS (3% inflation)	**-**	**$1,000**	**$55,600**	**$436,200**	**$1,666,300**	**$2,159,100**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1992	No	No
Building	1992	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rosa M. Parks Middle School, 19200 Olney Mill Road, Olney, MD 20832, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

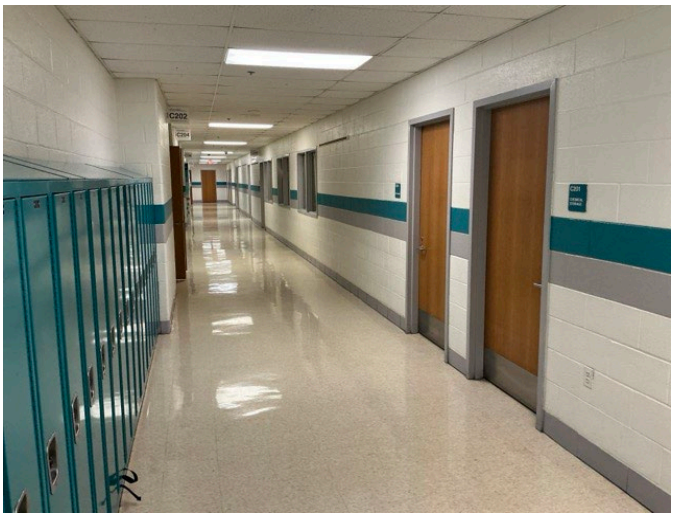
5 - ROOFING

6 - PARKING LOT

Photographic Overview

7 - TENNIS COURT

8 - BASKETBALL COURT



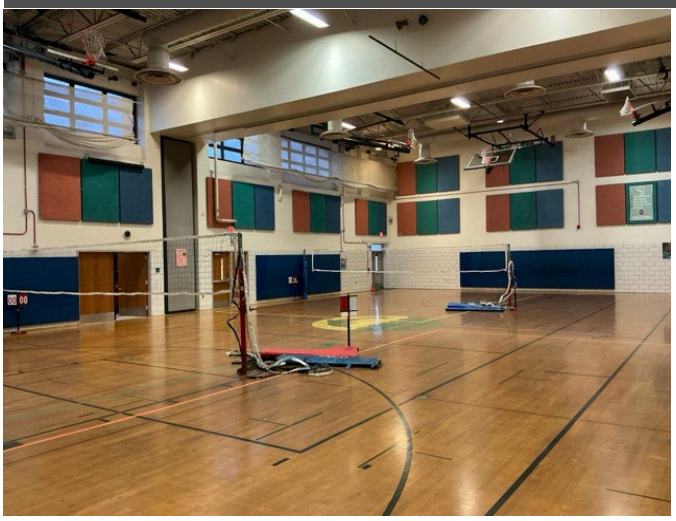
9 - CORRIDOR HALLWAY

10 - CAFETERIA

11 - KITCHEN

12 - LOCKER ROOM

Photographic Overview

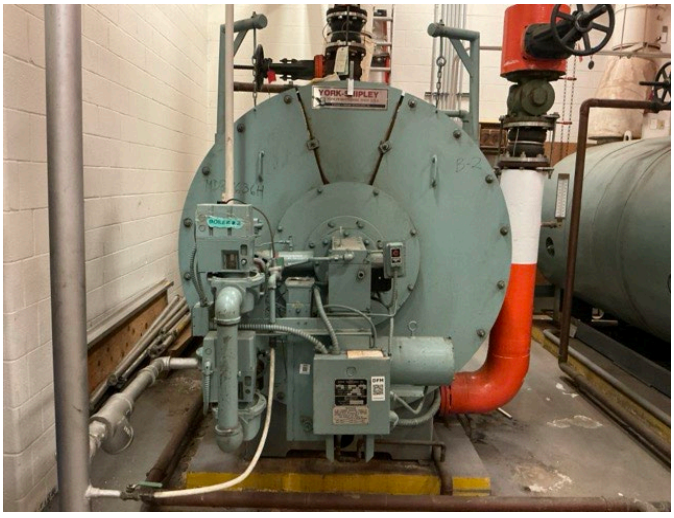


13 - GYMNASIUM

14 - TYPICAL CLASSROOM

15 - MEDIA CENTER

16 - OFFICE



17 - BOILER

18 - COOLING TOWER

Photographic Overview

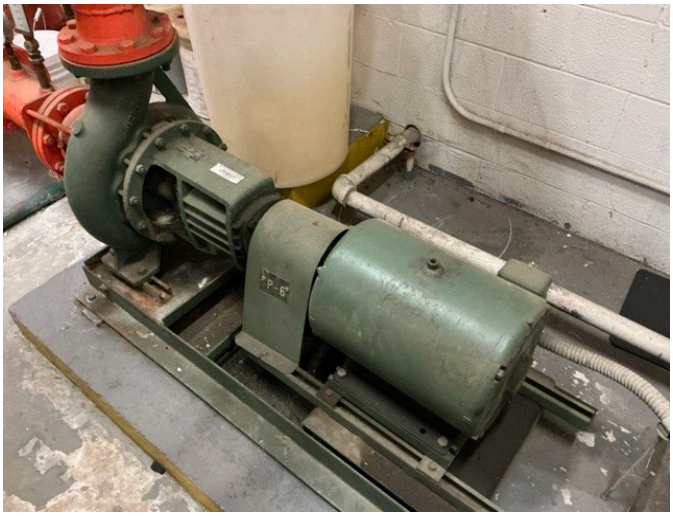
19 - AIR HANDLER

20 - TYPICAL PACKAGED UNIT

21 - TYPICAL UNIT VENTILATOR

22 - TYPICAL EXHAUST FAN

23 - PASSENGER ELEVATOR



24 - PUMP

Photographic Overview

25 - SWITCHBOARD

26 - MOTOR CONTROL CENTER

27 - GENERATOR

28 - SOLAR PANELS

29 - FIRE ALARM PANEL

30 - FIRE SUPPRESSION SYSTEM

Appendix B:
Site Plan(s)

Site Plan

Project Number	Site Name
172559.25R000-160.354	Rosa M. Parks Middle School
Source	**On-Site Date**
Site	February 19, 2026

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rosa M. Parks Middle School

Name of person completing form: Reyna Martinez

Title / Association w/ property: BSM

Length of time associated w/ property: 2 years

Date Completed: 2/18/2026

Phone Number: 240-413-1809

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: 1992	Renovated:	
2	Building size in SF	137,469 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Generator - 2024		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC system		

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			
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				Plumbing leak history, no active
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				HVAC system outdated
14	Is the electrical service outdated, undersized, or problematic?	X				Outdated
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: Rosa M. Parks Middle School

BV Project Number: 172559.25R000-160.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

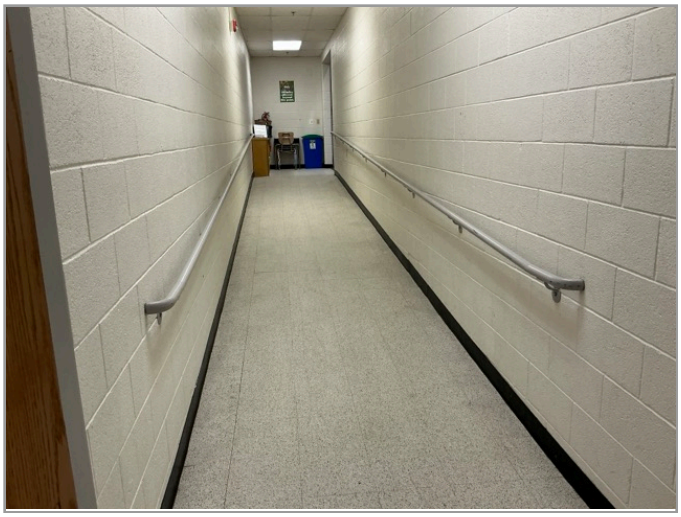
AUTOMATIC DOOR OPENER

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

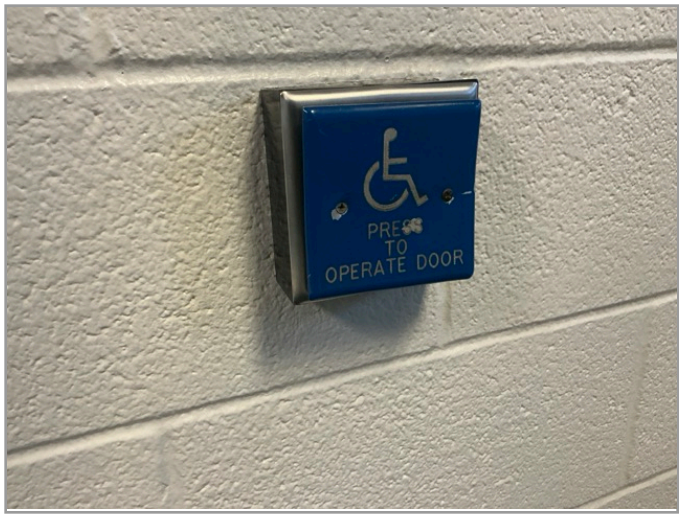
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CAB

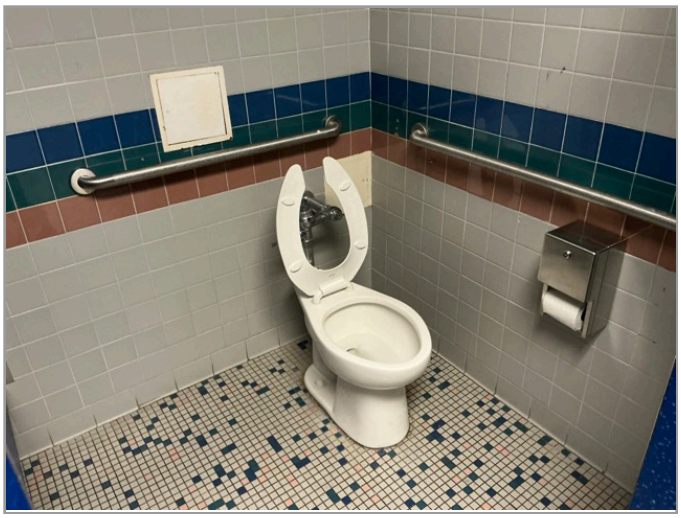
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Throughout Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	137,469 SF	42	10390145
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	137,469 SF	42	10390143
B1080	Building Exterior	Fair	Stairs, Concrete, Exterior	120 SF	26	10363830
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	1,600 SF	17	10363851
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	41,825 SF	11	10363751
B2020	Building Exterior	Fair	Glazing, any type by SF	4,800 SF	6	10363806
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	11	10363850
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	36	21	10363775
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	16	10363763
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	94,300 SF	5	10363844
B3060	Roof	Fair	Roof Skylight, per SF of glazing	1,750 SF	16	10363812
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	85	21	10363841
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	20	21	10363849
C1030	Front Entrance	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	7	10363820
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	103,100 SF	13	10363928
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	600 LF	11	10363817
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30	7	10363941
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,500 SF	16	10363913
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	137,469 SF	6	10363839
C2030	Weight Room	Fair	Flooring, Rubber Tile	1,403 SF	9	10363783

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity		RUL	ID
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,500	SF	3	10363756
C2030	Kitchen	Fair	Flooring, Quarry Tile	4,500	SF	17	10363876
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	102,000	SF	9	10363894
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	7,500	SF	6	10363759
C2030	Restrooms	Fair	Flooring, Ceramic Tile	8,500	SF	13	10363836
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	5,500	SF	9	10363867
Conveying							
D1010	Rosa M. Parks Middle School	Fair	Elevator Cab Finishes, Standard	1		3	10363771
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car, 3000	1		3	10363871
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 LB, Renovate	1		3	10363940
Plumbing							
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 GAL [HW#2]	1		5	10363831
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	42		16	10363762
D2010	Restrooms	Fair	Urinal, Standard	10		16	10363922
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	7		9	10363823
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	11		16	10363857
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (400 MBH), 100 GAL [HW#1]	1		5	10363890
D2010	Janitor closets	Fair	Sink/Lavatory, Service Sink, Wall-Hung	4		9	10363834
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2		4	10363770
D2010	Boiler Room	Fair	Storage Tank, Domestic Water, 500 GAL	2		5	10363791
D2010	Science rooms	Fair	Emergency Plumbing Fixtures, Shower Station	6		11	10363784
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	137,469	SF	7	10363887
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	37		16	10363880
D2010	Restrooms	Fair	Shower, Ceramic Tile	16		16	10363924
D2010	Science room - C204	Fair	Emergency Plumbing Fixtures, Eye Wash	6		11	10363745

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 5 HP	1	4	10363827
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 5235 MBH [B-2]	1	3	10363896
D3020	Boiler Room	Fair	Unit Heater, Natural Gas, 175 MBH [UH-2]	1	4	10363813
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 5235 MBH [B-1]	1	3	10363923
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	3	10363825
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	3	10363747
D3020	Boiler Room	Fair	Unit Heater, Natural Gas, 175 MBH [UH-1]	1	4	10363946
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	3	10363792
D3030	Boiler Room	Fair	Chiller, Water-Cooled, 121 TON [C-2]	1	3	10363905
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [CU-2]	1	3	10363870
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	57	6	10363814
D3030	Boiler Room	Fair	Chiller, Water-Cooled, 121 TON [C-1]	1	3	10363780
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	4	10363917
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 255 TON [CR-1]	1	4	10363860
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [CU-3]	1	3	10363925
D3030	Roof	Fair	Split System Ductless, Single Zone, 3 TON	1	4	10363868
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-5]	1	3	10363873
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-3]	1	3	10363883
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM [HV-2]	1	3	10363948
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON	1	3	10363801
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM [HV-1]	1	3	10363926
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 30 TON [RTU-4]	1	3	10363900
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	4	4	10363828
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-9]	1	3	10363769

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-1]	1	14	10363786
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-8]	1	3	10363807
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-6]	1	3	10363816
D3050	Roof	Fair	Air Handler, Exterior AHU, 10000 CFM [AHU-1]	1	4	10363782
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 40 TON [RTU-6]	1	3	10363893
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM [MU-1]	1	4	10363874
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-4]	1	3	10363945
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-2]	1	3	10363884
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	137,469 SF	7	10363840
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	137,469 SF	6	10363746
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-5]	1	3	10363903
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-1]	1	3	10363800
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	4	10363858
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM [EF-14 GYM]	1	11	10363856
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-16]	1	6	10363889
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 15000 CFM [EF-28]	1	6	10363943
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 0.75 HP Motor, 7500 CFM [EF-12]	1	5	10363910
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-9]	1	6	10363767
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-8]	1	5	10363907
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-3]	1	6	10363895
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 1200 CFM [EF-10]	1	6	10363845
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-33]	1	6	10363932
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-2]	1	6	10363799
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM [EF-13 GYM]	1	11	10363939
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 15000 CFM [EF-29]	1	6	10363748

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10363902
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, 5000 CFM [EF-30]	1	6	10363949
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	5	10363793
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-17]	1	6	10363843
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated	1	11	10363847
D3060	Restrooms	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [EF-1]	1	6	10363877
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16 to 20 HP Motor, 75000 CFM [EF-6]	1	6	10363833
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-31]	1	4	10363752
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM [EF-18]	1	6	10363805
D3060	Boiler Room	Fair	Exhaust Fan, Propeller, 0.75 HP Motor, 7500 CFM [EF-11]	1	5	10363764
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1400 CFM	1	6	10363787
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 1200 CFM [EF-15]	1	6	10363881
Fire Protection						
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression, 8 IN	1	4	10363753
D4010	Throughout Building	Fair	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	137,469 SF	7	10363790
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	12 LF	4	10363861
Electrical						
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS	1	7	10363882
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS	1	7	10363750
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS	1	7	10363744
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panels by SF	17,500 SF	17	10363846
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS [#9]	1	9	10363760
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS [#10]	1	9	10363908
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS-1]	1	13	10363866
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 180 KW	1	24	10363878

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS-2]	1	13	10363803
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS	1	7	10363811
D5010	Roof	Fair	Solar Power, Inverter, 7500 WATTS [#11]	1	9	10363885
D5010	Roof	Fair	Solar Power, Inverter, 7500 KW	1	7	10363797
D5020	Gymnasium	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	4	10363829
D5020	Electrical Room - 1C1	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	5	10363808
D5020	Electrical Room - E1B1	Fair	Distribution Panel, 120/208 V, 400 AMP	1	5	10363761
D5020	Electrical Room - 1C1	Fair	Secondary Transformer, Dry, Stepdown, 400 KVA	1	5	10363765
D5020	Electrical Room - 1C1	Fair	Distribution Panel, 120/208 V, 400 AMP	1	5	10363785
D5020	Electrical Room - 2nd floor	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	10363776
D5020	Electrical Room - E1A-2	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	10363848
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V, 4000 AMP	1	7	10363855
D5020	Electrical Room - 2nd floor	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	10363888
D5020	Electrical Room - E1B1	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA	1	5	10363794
D5020	Boiler Room	Fair	Motor Control Center, w/ Main Breaker, 800 AMP	1	3	10363951
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA	1	5	10363936
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TER2]	1	29	10363809
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	5	10363953
D5020	Electrical Room - 1C1	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA	1	5	10363864
D5020	Electrical Room - 1C1	Fair	Distribution Panel, 277/480 V, 400 AMP	1	5	10363815
D5020	Electrical Room - E1B1	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL D]	1	5	10363942
D5020	Electrical Room - E1B1	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	5	10363901
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V, 600 AMP	1	5	10363798
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	137,469 SF	7	10363757
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	137,469 SF	11	10363837

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	137,469 SF	11	10363898
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	137,469 SF	7	10363758
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	137,469 SF	9	10363768
D7050	Building service office	Fair	Fire Alarm Panel, Fully Addressable	1	4	10363802
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	9	10363899
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	137,469 SF	5	10363774
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	137,469 SF	3	10363859
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10363950
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	10363854
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	10363832
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	6	10363852
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	4	10363927
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10363944
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	10363842
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	10363853
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	10363778
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10363865
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	6	10363835
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	6	10363933
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10363875
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10363772
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	5	10363754
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	16	10363872

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	11	10363909
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10363937
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	10363934
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	7	10363755
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10363749
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	7	10363822
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	9	10363897
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	10363819
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	10363863
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	6	10363914
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10363777
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	5	10363789
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	10363773
E1040	Darkroom	Fair	Laboratory Equipment, Sink, 2-Bowl	1	11	10363935
E1040	1st floor corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	10363818
E1040	Classrooms Art - C105	Fair	Ceramics Equipment, Kiln	1	11	10363824
E1040	Classrooms Art - C105	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 6 LF, 6 LF	1	9	10363795
E1040	Science rooms	Fair	Laboratory Equipment, Sink, 1-Bowl	43	16	10363891
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	600 SF	9	10363915
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	16	10363838
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	600 LF	3	10363930
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	300	11	10363916
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	120 LF	18	10363952
Athletic, Recreational & Playfield Areas						
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Very Robust	1	12	10363947

Component Condition Report | Rosa M. Parks Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	46	11	10363931

Component Condition Report | Rosa M. Parks Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	95,000 SF	13	10363826
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	95,000 SF	4	10363938
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	15,000 SF	16	10363779
G2030	Site	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	1	1	10363929
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	9	6	10363886
G2050	Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	7	10363821
G2050	Tennis Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	46,702 SF	6	10363904
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	11	10363919
G2050	Tennis Courts	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4	11	10363906
G2050	Tennis Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	46,702 SF	6	10363804
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	14,750 SF	4	10363862
G2050	Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	14,750 SF	13	10363810
Sitework						
G2060	Basketball court	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	21	10363892
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	2	11	10363781
G2060	Tennis Courts	Fair	Fences & Gates, Fence, Chain Link 8'	1,600 LF	21	10363912
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	9	13	10363918
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	150 LF	11	10363879

Component Condition Report | Rosa M. Parks Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	6	10363921
G2060	Site	Fair	Flagpole, Metal	1	16	10363911
G2060	Site	Fair	Retaining Wall, Brick/Stone	400 SF	14	10363920
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	11	10363788
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	24	11	10363796

Appendix F:
Replacement Reserves

Replacement Reserves Report

4/23/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Rosa M. Parks Middle School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Rosa M. Parks Middle School / Main Building	$0	$0	$0	$2,598,761	$298,170	$2,268,707	$2,397,093	$5,684,592	$5,827	$1,246,639	$0	$2,219,159	$28,515	$830,236	$45,378	$0	$1,283,233	$2,345,060	$1,529,830	$63,126	$43,166	**$22,887,493**
Rosa M. Parks Middle School / Site	$0	$1,030	$0	$0	$55,586	$0	$336,713	$35,051	$0	$64,439	$0	$167,354	$0	$582,604	$159,408	$0	$670,305	$0	$0	$86,601	$0	**$2,159,093**
Grand Total	**$0**	**$1,030**	**$0**	**$2,598,761**	**$353,756**	**$2,268,707**	**$2,733,806**	**$5,719,644**	**$5,827**	**$1,311,079**	**$0**	**$2,386,513**	**$28,515**	**$1,412,840**	**$204,786**	**$0**	**$1,953,538**	**$2,345,060**	**$1,529,830**	**$149,727**	**$43,166**	**$25,046,585**

Rosa M. Parks Middle School

Rosa M. Parks Middle School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	Stairwells	10363851	Stairs, Metal or Pan-Filled, Interior, Replace	50	33	17	1600	SF	$48.00	$76,800																	$76,800					**$76,800**
B2010	Building Exterior	10363751	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	9	11	41825	SF	$1.86	$77,795												$77,795										**$77,795**
B2020	Building Exterior	10363806	Glazing, any type by SF, Replace	30	24	6	4800	SF	$55.00	$264,000							$264,000															**$264,000**
B2050	Building Exterior	10363850	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	19	11	2	EA	$1,300.00	$2,600												$2,600										**$2,600**
B2050	Building Exterior	10363763	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	14	16	1	EA	$3,200.00	$3,200																	$3,200					**$3,200**
B3010	Roof	10363844	Roofing, Built-Up, Replace	25	20	5	94300	SF	$14.00	$1,320,200						$1,320,200																**$1,320,200**
B3060	Roof	10363812	Roof Skylight, per SF of glazing, Replace	30	14	16	1750	SF	$50.00	$87,500																	$87,500					**$87,500**
C1030	Front Entrance	10363820	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	33	7	2	EA	$1,300.00	$2,600								$2,600														**$2,600**
C1070	Throughout Building	10363928	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	103100	SF	$3.50	$360,850														$360,850								**$360,850**
C1090	Restrooms	10363941	Toilet Partitions, Plastic/Laminate, Replace	20	13	7	30	EA	$750.00	$22,500								$22,500														**$22,500**
C1090	Throughout Building	10363817	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	600	LF	$500.00	$300,000												$300,000										**$300,000**
C2010	Restrooms	10363913	Wall Finishes, Ceramic Tile, Replace	40	24	16	4500	SF	$18.00	$81,000																	$81,000					**$81,000**
C2010	Throughout Building	10363839	Wall Finishes, any surface, Prep & Paint	10	4	6	137469	SF	$1.50	$206,204							$206,204										$206,204					**$412,407**
C2030	Restrooms	10363836	Flooring, Ceramic Tile, Replace	40	27	13	8500	SF	$18.00	$153,000														$153,000								**$153,000**
C2030	Kitchen	10363876	Flooring, Quarry Tile, Replace	50	33	17	4500	SF	$26.00	$117,000																		$117,000				**$117,000**
C2030	Weight Room	10363783	Flooring, Rubber Tile, Replace	15	6	9	1403	SF	$9.00	$12,627																						**$12,627**
C2030	Throughout Building	10363894	Flooring, Vinyl Tile (VCT), Replace	15	6	9	102000	SF	$5.00	$510,000																						**$510,000**
C2030	Throughout Building	10363759	Flooring, Carpet, Commercial Standard, Replace	10	4	6	7500	SF	$7.50	$56,250							$56,250										$56,250					**$112,500**
C2030	Gymnasium	10363756	Flooring, Maple Sports Floor, Refinish	10	7	3	5500	SF	$5.00	$27,500				$27,500										$27,500								**$55,000**
C2030	Gymnasium	10363867	Flooring, Maple Sports Floor, Replace	30	21	9	5500	SF	$17.00	$93,500																						**$93,500**
D1010	Rosa M. Parks Middle School	10363771	Elevator Cab Finishes, Standard, Replace	15	12	3	1	EA	$9,000.00	$9,000				$9,000															$9,000			**$18,000**
D1010	Elevator Room	10363871	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$5,000				$5,000																		**$5,000**
D1010	Elevator Room	10363940	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	27	3	1	EA	$60,000.00	$60,000				$60,000																		**$60,000**
D2010	Boiler Room	10363791	Storage Tank, Domestic Water, Replace	30	25	5	2	EA	$5,000.00	$10,000						$10,000																**$10,000**
D2010	Boiler Room	10363831	Water Heater, Gas, Commercial (400 MBH), Replace	20	15	5	1	EA	$22,000.00	$22,000						$22,000																**$22,000**
D2010	Boiler Room	10363890	Water Heater, Gas, Commercial (400 MBH), Replace	20	15	5	1	EA	$22,000.00	$22,000						$22,000																**$22,000**
D2010	Throughout Building	10363887	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	33	7	137469	SF	$14.00	$1,924,566								$1,924,566														**$1,924,566**
D2010	Throughout Building	10363770	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$2,400					$2,400															$2,400		**$4,800**
D2010	Throughout Building	10363823	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	7	EA	$1,200.00	$8,400																						**$8,400**
D2010	Janitor closets	10363834	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	4	EA	$1,400.00	$5,600																						**$5,600**
D2010	Science rooms	10363784	Emergency Plumbing Fixtures, Shower Station, Replace	20	9	11	6	EA	$1,500.00	$9,000																						**$9,000**
D2010	Science room - C204	10363745	Emergency Plumbing Fixtures, Eye Wash, Replace	20	9	11	6	EA	$1,500.00	$9,000																						**$9,000**
D2010	Restrooms	10363762	Toilet, Commercial Water Closet, Replace	30	14	16	42	EA	$1,300.00	$54,600																	$54,600					**$54,600**
D2010	Restrooms	10363922	Urinal, Standard, Replace	30	14	16	10	EA	$1,100.00	$11,000																	$11,000					**$11,000**
D2010	Throughout Building	10363857	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	11	EA	$1,200.00	$13,200																	$13,200					**$13,200**
D2010	Restrooms	10363880	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	37	EA	$1,700.00	$62,900																	$62,900					**$62,900**
D2010	Restrooms	10363924	Shower, Ceramic Tile, Replace	30	14	16	16	EA	$2,500.00	$40,000																	$40,000					**$40,000**
D2060	Boiler Room	10363827	Air Compressor, Tank-Style, Replace	20	16	4	1	EA	$10,600.00	$10,600					$10,600																	**$10,600**
D3020	Boiler Room	10363896	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$270,000.00	$270,000				$270,000																		**$270,000**
D3020	Boiler Room	10363923	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$270,000.00	$270,000				$270,000																		**$270,000**
D3020	Boiler Room	10363813	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$6,800.00	$6,800					$6,800																	**$6,800**
D3020	Boiler Room	10363946	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$6,800.00	$6,800					$6,800																	**$6,800**
D3020	Boiler Room	10363825	Boiler Supplemental Components, Shot Feed Tank, Replace	30	27	3	1	EA	$1,520.00	$1,520				$1,520																		**$1,520**

Replacement Reserves Report

4/23/2026

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
D3020	Boiler Room	10363747	Boiler Supplemental Components, Chemical Feed System, Replace	15	12	3	1	EA	$11,700.00	$11,700				$11,700															$11,700			**$23,400**
D3030	Boiler Room	10363905	Chiller, Water-Cooled, Replace	25	22	3	1	EA	$150,000.00	$150,000				$150,000																		**$150,000**
D3030	Boiler Room	10363780	Chiller, Water-Cooled, Replace	25	22	3	1	EA	$150,000.00	$150,000				$150,000																		**$150,000**
D3030	Building Exterior	10363860	Cooling Tower, (Typical) Open Circuit, Replace	25	21	4	1	EA	$67,300.00	$67,300					$67,300																	**$67,300**
D3030	Roof	10363792	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,000.00	$4,000				$4,000															$4,000			**$8,000**
D3030	Roof	10363870	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Roof	10363925	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400															$3,400			**$6,800**
D3030	Roof	10363917	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	11	4	1	EA	$6,100.00	$6,100					$6,100															$6,100		**$12,200**
D3030	Roof	10363868	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$3,500					$3,500															$3,500		**$7,000**
D3030	Throughout Building	10363814	Unit Ventilator, approx/nominal 3 Ton, Replace	20	14	6	57	EA	$9,000.00	$513,000							$513,000															**$513,000**
D3050	Boiler Room	10363873	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Boiler Room	10363883	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Boiler Room	10363816	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Boiler Room	10363945	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Boiler Room	10363884	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Boiler Room	10363800	Pump, Distribution, HVAC Heating Water, Replace	25	22	3	1	EA	$13,600.00	$13,600				$13,600																		**$13,600**
D3050	Throughout Building	10363840	HVAC System, Hydronic Piping, 2-Pipe, Replace	40	33	7	137469	SF	$5.00	$687,345								$687,345														**$687,345**
D3050	Roof	10363948	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3050	Roof	10363801	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D3050	Roof	10363926	Make-Up Air Unit, MUA or MAU, Replace	20	17	3	1	EA	$35,000.00	$35,000				$35,000																		**$35,000**
D3050	Roof	10363900	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$75,000.00	$75,000				$75,000																		**$75,000**
D3050	Roof	10363769	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	10363807	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$20,000				$20,000																		**$20,000**
D3050	Roof	10363893	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$75,000.00	$75,000				$75,000																		**$75,000**
D3050	Roof	10363903	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$30,000.00	$30,000				$30,000																		**$30,000**
D3050	Throughout Building	10363828	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	4	EA	$2,530.00	$10,120					$10,120																	**$10,120**
D3050	Roof	10363782	Air Handler, Exterior AHU, Replace	20	16	4	1	EA	$58,800.00	$58,800					$58,800																	**$58,800**
D3050	Roof	10363874	Make-Up Air Unit, MUA or MAU, Replace	20	16	4	1	EA	$35,000.00	$35,000					$35,000																	**$35,000**
D3050	Throughout Building	10363746	HVAC System, Ductwork, High Density, Replace	30	24	6	137469	SF	$6.00	$824,814							$824,814															**$824,814**
D3050	Roof	10363786	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$30,000															$30,000							**$30,000**
D3060	Roof	10363902	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Roof	10363752	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$2,400					$2,400																	**$2,400**
D3060	Boiler Room	10363910	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	15	5	1	EA	$1,600.00	$1,600						$1,600																**$1,600**
D3060	Roof	10363907	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	15	5	1	EA	$2,400.00	$2,400						$2,400																**$2,400**
D3060	Boiler Room	10363764	Exhaust Fan, Propeller, 0.75 HP Motor, Replace	20	15	5	1	EA	$1,600.00	$1,600						$1,600																**$1,600**
D3060	Roof	10363889	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	10363943	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	10363767	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Restrooms	10363895	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	10363845	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	10363932	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Restrooms	10363799	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	$1,400.00	$1,400							$1,400															**$1,400**
D3060	Roof	10363748	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	10363949	Exhaust Fan, Roof or Wall-Mounted, 36"Damper, Replace	20	14	6	1	EA	$5,600.00	$5,600							$5,600															**$5,600**
D3060	Roof	10363843	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Restrooms	10363877	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	14	6	1	EA	$1,400.00	$1,400							$1,400															**$1,400**
D3060	Roof	10363833	Exhaust Fan, Centrifugal, 16 to 20 HP Motor, Replace	25	19	6	1	EA	$48,000.00	$48,000							$48,000															**$48,000**
D3060	Roof	10363805	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	10363787	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	14	6	1	EA	$2,400.00	$2,400							$2,400															**$2,400**
D3060	Roof	10363881	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	14	6	1	EA	$3,000.00	$3,000							$3,000															**$3,000**
D3060	Roof	10363856	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	$5,600.00	$5,600												$5,600										**$5,600**
D3060	Roof	10363939	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	$11,000.00	$11,000												$11,000										**$11,000**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Kitchen	10363858	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	16	4	1	EA	$2,800.00	$2,800					$2,800																	**$2,800**
D3060	Kitchen	10363793	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	15	5	1	EA	$2,800.00	$2,800						$2,800																**$2,800**
D3060	Kitchen	10363847	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	9	11	1	EA	$2,800.00	$2,800												$2,800										**$2,800**
D4010	Boiler Room	10363753	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	$14,400.00	$14,400					$14,400																	**$14,400**
D4010	Throughout Building	10363790	Fire Suppression System, Full System Install/Retrofit, High Density/Complexity, Renovate	40	33	7	137469	SF	$7.00	$962,283								$962,283														**$962,283**
D4010	Kitchen	10363861	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	16	4	12	LF	$400.00	$4,800					$4,800																	**$4,800**
D5010	Roof	10363882	Solar Power, Inverter, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5010	Roof	10363750	Solar Power, Inverter, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5010	Roof	10363744	Solar Power, Inverter, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5010	Roof	10363811	Solar Power, Inverter, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5010	Roof	10363797	Solar Power, Inverter, Replace	15	8	7	1	EA	$6,000.00	$6,000								$6,000														**$6,000**
D5010	Roof	10363760	Solar Power, Inverter, Replace	15	6	9	1	EA	$6,000.00	$6,000										$6,000												**$6,000**
D5010	Roof	10363908	Solar Power, Inverter, Replace	15	6	9	1	EA	$6,000.00	$6,000										$6,000												**$6,000**
D5010	Roof	10363885	Solar Power, Inverter, Replace	15	6	9	1	EA	$6,000.00	$6,000										$6,000												**$6,000**
D5010	Roof	10363846	Solar Power, Photovoltaic (PV) Panels by SF, Replace	20	3	17	17500	SF	$70.00	$1,225,000																	$1,225,000					**$1,225,000**
D5010	Main Electrical Room	10363866	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$12,000.00	$12,000														$12,000								**$12,000**
D5010	Main Electrical Room	10363803	Automatic Transfer Switch, ATS, Replace	25	12	13	1	EA	$12,000.00	$12,000														$12,000								**$12,000**
D5020	Gymnasium	10363829	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$6,700					$6,700																	**$6,700**
D5020	Electrical Room - 1C1	10363808	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5020	Electrical Room - 1C1	10363765	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Electrical Room - 2nd floor	10363776	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Electrical Room - E1A-2	10363848	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Electrical Room - 2nd floor	10363888	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Electrical Room - E1B1	10363794	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$16,000						$16,000																**$16,000**
D5020	Main Electrical Room	10363936	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D5020	Main Electrical Room	10363953	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5020	Electrical Room - 1C1	10363864	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$25,000.00	$25,000						$25,000																**$25,000**
D5020	Electrical Room - E1B1	10363901	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$6,700.00	$6,700						$6,700																**$6,700**
D5020	Main Electrical Room	10363855	Switchboard, 277/480 V, Replace	40	33	7	1	EA	$180,000.00	$180,000								$180,000														**$180,000**
D5020	Boiler Room	10363951	Motor Control Center, w/ Main Breaker, Replace	30	27	3	1	EA	$15,000.00	$15,000				$15,000																		**$15,000**
D5020	Electrical Room - E1B1	10363761	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$6,000						$6,000																**$6,000**
D5020	Electrical Room - 1C1	10363785	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$8,000.00	$8,000						$8,000																**$8,000**
D5020	Electrical Room - 1C1	10363815	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$5,300.00	$5,300						$5,300																**$5,300**
D5020	Electrical Room - E1B1	10363942	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$5,300.00	$5,300						$5,300																**$5,300**
D5020	Main Electrical Room	10363798	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$7,000.00	$7,000						$7,000																**$7,000**
D5030	Throughout Building	10363757	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	33	7	137469	SF	$4.00	$549,876								$549,876														**$549,876**
D5040	Throughout Building	10363837	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	9	11	137469	SF	$5.00	$687,345												$687,345										**$687,345**
D6020	Throughout Building	10363898	Low Voltage System, Phone & Data Lines, Replace	20	9	11	137469	SF	$1.50	$206,204												$206,204										**$206,204**
D6060	Throughout Building	10363758	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	137469	SF	$1.65	$226,824								$226,824														**$226,824**
D7030	Throughout Building	10363768	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	137469	SF	$2.00	$274,938										$274,938												**$274,938**
D7050	Building service office	10363802	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$15,000					$15,000														$15,000			**$30,000**
D7050	Throughout Building	10363774	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	137469	SF	$3.00	$412,407						$412,407																**$412,407**
D7050	Vestibule	10363899	Fire Alarm Panel, Annunciator, Replace	15	6	9	1	EA	$1,580.00	$1,580										$1,580												**$1,580**
D8010	Throughout Building	10363859	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	12	3	137469	SF	$6.00	$824,814				$824,814															$824,814				**$1,649,628**
E1030	Kitchen	10363854	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	12	3	1	EA	$6,300.00	$6,300				$6,300															$6,300				**$12,600**
E1030	Kitchen	10363950	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	11	4	1	EA	$2,700.00	$2,700					$2,700															$2,700			**$5,400**
E1030	Kitchen	10363927	Foodservice Equipment, Range, 2-Burner, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700			**$3,400**
E1030	Kitchen	10363863	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	Kitchen	10363778	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300															$6,300	**$12,600**
E1030	Kitchen	10363865	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	10363875	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	10363772	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**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Kitchen	10363754	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	10	5	1	EA	$3,300.00	$3,300						$3,300															$3,300	**$6,600**
E1030	Kitchen	10363937	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	10363789	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$1,700						$1,700															$1,700	**$3,400**
E1030	Kitchen	10363852	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	14	6	1	EA	$15,000.00	$15,000							$15,000															**$15,000**
E1030	Kitchen	10363944	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	10363835	Foodservice Equipment, Freezer, Chest, Replace	15	9	6	1	EA	$1,800.00	$1,800							$1,800															**$1,800**
E1030	Kitchen	10363933	Foodservice Equipment, Freezer, Chest, Replace	15	9	6	1	EA	$1,800.00	$1,800							$1,800															**$1,800**
E1030	Kitchen	10363819	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	$10,500.00	$10,500							$10,500										$10,500					**$21,000**
E1030	Kitchen	10363914	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	9	6	1	EA	$5,700.00	$5,700							$5,700															**$5,700**
E1030	Kitchen	10363773	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Kitchen	10363832	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	8	7	1	EA	$4,500.00	$4,500								$4,500														**$4,500**
E1030	Kitchen	10363934	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300														**$3,300**
E1030	Kitchen	10363755	Foodservice Equipment, Walk-In, Freezer, Replace	20	13	7	1	EA	$25,000.00	$25,000								$25,000														**$25,000**
E1030	Kitchen	10363822	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	8	7	1	EA	$3,300.00	$3,300								$3,300														**$3,300**
E1030	Kitchen	10363853	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	7	8	1	EA	$4,600.00	$4,600									$4,600													**$4,600**
E1030	Kitchen	10363842	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$6,700										$6,700												**$6,700**
E1030	Kitchen	10363897	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	6	9	1	EA	$5,700.00	$5,700										$5,700												**$5,700**
E1030	Kitchen	10363909	Foodservice Equipment, Tilting Skillet, Replace	20	9	11	1	EA	$24,500.00	$24,500												$24,500										**$24,500**
E1030	Kitchen	10363872	Foodservice Equipment, Steam Kettle, Replace	20	4	16	1	EA	$30,000.00	$30,000																	$30,000					**$30,000**
E1030	Kitchen	10363749	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	14	16	1	EA	$1,600.00	$1,600																	$1,600					**$1,600**
E1030	Kitchen	10363777	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
E1040	Classrooms Art - C105	10363795	Laboratory Equipment, Exhaust Hood, Variable Volume 6 LF, Replace	15	6	9	1	EA	$10,600.00	$10,600										$10,600												**$10,600**
E1040	Darkroom	10363935	Laboratory Equipment, Sink, 2-Bowl, Replace	30	19	11	1	EA	$2,325.00	$2,325												$2,325										**$2,325**
E1040	Classrooms Art - C105	10363824	Ceramics Equipment, Kiln, Replace	20	9	11	1	EA	$3,200.00	$3,200												$3,200										**$3,200**
E1040	Science rooms	10363891	Laboratory Equipment, Sink, 1-Bowl, Replace	30	14	16	43	EA	$1,725.00	$74,175																	$74,175					**$74,175**
E1040	1st floor corridor	10363818	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$1,500							$1,500										$1,500					**$3,000**
E1070	Cafeteria	10363915	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	6	9	600	SF	$13.00	$7,800										$7,800												**$7,800**
E1070	Gymnasium	10363838	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	14	16	6	EA	$7,830.00	$46,980																	$46,980					**$46,980**
E2010	Throughout Building	10363930	Casework, Cabinetry, Standard, Replace	20	17	3	600	LF	$300.00	$180,000				$180,000																		**$180,000**
E2010	Throughout Building	10363952	Casework, Cabinetry, Standard, Replace	20	2	18	120	LF	$300.00	$36,000																				$36,000		**$36,000**
E2010	Gymnasium	10363916	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	9	11	300	EA	$750.00	$225,000												$225,000										**$225,000**
G2050	Gymnasium	10363947	Sports Apparatus, Scoreboard, Electronic Very Robust, Replace	25	13	12	1	EA	$20,000.00	$20,000														$20,000								**$20,000**
G4050	Building Exterior	10363931	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	46	EA	$800.00	$36,800												$36,800										**$36,800**
Totals, Unescalated											**$0**	**$0**	**$0**	**$2,378,234**	**$264,920**	**$1,957,007**	**$2,007,528**	**$4,622,094**	**$4,600**	**$955,445**	**$0**	**$1,603,168**	**$20,000**	**$565,350**	**$30,000**	**$0**	**$799,669**	**$1,418,800**	**$898,614**	**$36,000**	**$23,900**	**$17,585,328**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$2,598,761**	**$298,170**	**$2,268,707**	**$2,397,093**	**$5,684,592**	**$5,827**	**$1,246,639**	**$0**	**$2,219,159**	**$28,515**	**$830,236**	**$45,378**	**$0**	**$1,283,233**	**$2,345,060**	**$1,529,830**	**$63,126**	**$43,166**	**$22,887,493**

Rosa M. Parks 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
G2020	Parking lot	10363938	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	95000	SF	$0.45	$42,750					$42,750					$42,750					$42,750					$42,750		**$171,000**
G2020	Parking lot	10363826	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	95000	SF	$3.50	$332,500														$332,500								**$332,500**
G2030	Site	10363929	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	-1	1	1	EA	$1,000.00	$1,000		$1,000																				**$1,000**
G2030	Site	10363779	Sidewalk, Concrete, Large Areas, Replace	50	34	16	15000	SF	$9.00	$135,000																$135,000						**$135,000**
G2050	Basketball court	10363862	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	14750	SF	$0.45	$6,638					$6,638					$6,638					$6,638					$6,638		**$26,550**
G2050	Site	10363886	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	19	6	9	EA	$120.00	$1,080						$1,080																**$1,080**
G2050	Tennis Courts	10363904	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	4	6	46702	SF	$4.50	$210,159						$210,159										$210,159						**$420,318**
G2050	Tennis Courts	10363804	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	4	6	46702	SF	$1.50	$70,053						$70,053										$70,053						**$140,106**
G2050	Basketball court	10363821	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	6	EA	$4,750.00	$28,500							$28,500															**$28,500**
G2050	Site	10363919	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	2	EA	$5,000.00	$10,000										$10,000												**$10,000**
G2050	Tennis Courts	10363906	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	4	EA	$1,400.00	$5,600										$5,600												**$5,600**
G2050	Basketball court	10363810	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	12	13	14750	SF	$3.50	$51,625														$51,625								**$51,625**
G2060	Site	10363921	Picnic Table, Metal Powder-Coated, Replace	20	14	6	1	EA	$700.00	$700						$700																**$700**
G2060	Site	10363781	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	2	EA	$600.00	$1,200										$1,200												**$1,200**
G2060	Site	10363879	Fences & Gates, Fence, Metal Tube 4', Replace	40	29	11	150	LF	$34.00	$5,100										$5,100												**$5,100**

Replacement Reserves Report

4/23/2026

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
G2060	Site	10363918	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	9	EA	$1,400.00	$12,600														$12,600								**$12,600**
G2060	Site	10363788	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$3,000												$3,000										**$3,000**
G2060	Site	10363911	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$2,500																	$2,500					**$2,500**
G2060	Site	10363920	Retaining Wall, Brick/Stone, Replace	40	26	14	400	SF	$140.00	$56,000															$56,000							**$56,000**
G4050	Site	10363796	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	24	EA	$4,000.00	$96,000												$96,000										**$96,000**
Totals, Unescalated											**$0**	**$1,000**	**$0**	**$0**	**$49,388**	**$0**	**$281,992**	**$28,500**	**$0**	**$49,388**	**$0**	**$120,900**	**$0**	**$396,725**	**$105,388**	**$0**	**$417,712**	**$0**	**$0**	**$49,388**	**$0**	**$1,500,379**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$1,030**	**$0**	**$0**	**$55,586**	**$0**	**$336,713**	**$35,051**	**$0**	**$64,439**	**$0**	**$167,354**	**$0**	**$582,604**	**$159,408**	**$0**	**$670,305**	**$0**	**$0**	**$86,601**	**$0**	**$2,159,093**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10363871	D1010	**Elevator Controls**	Automatic, 1 Car	3000	Rosa M. Parks Middle School / Main Building	Elevator Room	Dover Elevators					
2	10363940	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	3000 LB	Rosa M. Parks Middle School / Main Building	Elevator Room	Dover Elevators	EP-95-25	E-C5268			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10363791	D2010	**Storage Tank**	Domestic Water	500 GAL	Rosa M. Parks Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			2
2	10363890	D2010	**Water Heater** [HW#1]	Gas, Commercial (400 MBH)	100 GAL	Rosa M. Parks Middle School / Main Building	Boiler Room	State Industries, Inc.	SBD100390NEA 118	1027M000716	2010		
3	10363831	D2010	**Water Heater** [HW#2]	Gas, Commercial (400 MBH)	100 GAL	Rosa M. Parks Middle School / Main Building	Boiler Room	State Industries, Inc.	SBD100390NEA 118	1028M001810	2010		
4	10363827	D2060	**Air Compressor**	Tank-Style	5 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Quincy Climate Control	0C050BBDX3	5021015			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10363923	D3020	**Boiler** [B-1]	Gas, HVAC	5235 MBH	Rosa M. Parks Middle School / Main Building	Boiler Room	York Shipley	SPWV-125-N 148891	91-18561 H-97969			
2	10363896	D3020	**Boiler** [B-2]	Gas, HVAC	5235 MBH	Rosa M. Parks Middle School / Main Building	Boiler Room	York Shipley	SPWV-125-N 148891	91-18561 H-97969			
3	10363946	D3020	**Unit Heater** [UH-1]	Natural Gas	175 MBH	Rosa M. Parks Middle School / Main Building	Boiler Room	Trane	GPNB017ADG1000E	A91L07186			
4	10363813	D3020	**Unit Heater** [UH-2]	Natural Gas	175 MBH	Rosa M. Parks Middle School / Main Building	Boiler Room	Trane	GPNB017ADG1000E	Illegible			
5	10363747	D3020	**Boiler Supplemental Components**	Chemical Feed System		Rosa M. Parks Middle School / Main Building	Boiler Room						
6	10363780	D3030	**Chiller** [C-1]	Water-Cooled	121 TON	Rosa M. Parks Middle School / Main Building	Boiler Room	Trane	CGWCD121RHNEL603CEGHPRT	091106683	1992		
7	10363905	D3030	**Chiller** [C-2]	Water-Cooled	121 TON	Rosa M. Parks Middle School / Main Building	Boiler Room	Trane	CGWCD121RHNLL603CEGHPRT	U91L06682	1992		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10363860	D3030	**Cooling Tower** [CR-1]	(Typical) Open Circuit	255 TON	Rosa M. Parks Middle School / Main Building	Building Exterior	Baltimore Aircoil Company	VT1-N255-PER	91100892			
9	10363792	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TTR736B100AC	F30207992	1992		
10	10363870	D3030	**Split System** [CU-2]	Condensing Unit/Heat Pump	2 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TTR718310040	F 3020476			
11	10363925	D3030	**Split System** [CU-3]	Condensing Unit/Heat Pump	2 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TWJ712A100B0	F37261503			
12	10363868	D3030	**Split System Ductless**	Single Zone	3 TON	Rosa M. Parks Middle School / Main Building	Roof	Mitsubishi Electric	PUY-A12NKA7	14U25201C	2014		
13	10363917	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	3 TON	Rosa M. Parks Middle School / Main Building	Roof	Mitsubishi Electric	MXZ-3B30NA	No dataplate			
14	10363814	D3030	**Unit Ventilator**	approx/nominal 3 Ton		Rosa M. Parks Middle School / Main Building	Throughout Building						57

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10363800	D3050	**Pump** [P-1]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	Illegible	Illegible			
16	10363884	D3050	**Pump** [P-2]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	Illegible	Illegible			
17	10363883	D3050	**Pump** [P-3]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	Illegible	Illegible			
18	10363945	D3050	**Pump** [P-4]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	FM5010 8.3 82J102L0	No dataplate			
19	10363873	D3050	**Pump** [P-5]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	FM5010 8.3 82J102L0	No dataplate			
20	10363816	D3050	**Pump** [P-6]	Distribution, HVAC Heating Water	20 HP	Rosa M. Parks Middle School / Main Building	Boiler Room	Taco	Illegible	Illegible			
21	10363782	D3050	**Air Handler** [AHU-1]	Exterior AHU	10000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10363828	D3050	**Fan Coil Unit**	Hydronic Terminal		Rosa M. Parks Middle School / Main Building	Throughout Building	Inaccessible	Inaccessible	Inaccessible			4
23	10363926	D3050	**Make-Up Air Unit** [HV-1]	MUA or MAU	6000 CFM	Rosa M. Parks Middle School / Main Building	Roof	Reznor	No dataplate	No dataplate			
24	10363948	D3050	**Make-Up Air Unit** [HV-2]	MUA or MAU	6000 CFM	Rosa M. Parks Middle School / Main Building	Roof	Reznor	No dataplate	No dataplate			
25	10363874	D3050	**Make-Up Air Unit** [MU-1]	MUA or MAU	6000 CFM	Rosa M. Parks Middle School / Main Building	Roof	Reznor	No dataplate	No dataplate			
26	10363801	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	6 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
27	10363786	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	15 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	THD180G4R0B0XD1B000000000010000000000000	194010832D	2019		
28	10363900	D3050	**Packaged Unit** [RTU-4]	RTU, Pad or Roof-Mounted	30 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	SAHD03040MA0050D	92L72590			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10363903	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	15 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TCB1808400AA	F451431620			
30	10363893	D3050	**Packaged Unit** [RTU-6]	RTU, Pad or Roof-Mounted	40 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	SAHCC5040TD	Illegible			
31	10363807	D3050	**Packaged Unit** [RTU-8]	RTU, Pad or Roof-Mounted	10 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TC01208400AR!	F441428800			
32	10363769	D3050	**Packaged Unit** [RTU-9]	RTU, Pad or Roof-Mounted	10 TON	Rosa M. Parks Middle School / Main Building	Roof	Trane	TCD1208400A8	F441428810			
33	10363902	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
34	10363787	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1400 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
35	10363877	D3060	**Exhaust Fan** [EF-1]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rosa M. Parks Middle School / Main Building	Restrooms	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10363845	D3060	**Exhaust Fan** [EF-10]	Roof or Wall-Mounted, 24" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
37	10363764	D3060	**Exhaust Fan** [EF-11]	Propeller, 0.75 HP Motor	7500 CFM	Rosa M. Parks Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
38	10363910	D3060	**Exhaust Fan** [EF-12]	Propeller, 0.75 HP Motor	7500 CFM	Rosa M. Parks Middle School / Main Building	Boiler Room	No dataplate	No dataplate	No dataplate			
39	10363939	D3060	**Exhaust Fan** [EF-13 GYM]	Roof or Wall-Mounted, 42" Damper	20000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
40	10363856	D3060	**Exhaust Fan** [EF-14 GYM]	Roof or Wall-Mounted, 42" Damper	20000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
41	10363881	D3060	**Exhaust Fan** [EF-15]	Roof or Wall-Mounted, 24" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
42	10363889	D3060	**Exhaust Fan** [EF-16]	Roof or Wall-Mounted, 16" Damper		Rosa M. Parks Middle School / Main Building	Roof	NA	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10363843	D3060	**Exhaust Fan** [EF-17]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	10363805	D3060	**Exhaust Fan** [EF-18]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
45	10363799	D3060	**Exhaust Fan** [EF-2]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rosa M. Parks Middle School / Main Building	Restrooms	No dataplate	No dataplate	No dataplate			
46	10363943	D3060	**Exhaust Fan** [EF-28]	Roof or Wall-Mounted, 36"Damper	15000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
47	10363748	D3060	**Exhaust Fan** [EF-29]	Roof or Wall-Mounted, 36"Damper	15000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
48	10363895	D3060	**Exhaust Fan** [EF-3]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Restrooms	No dataplate	No dataplate	No dataplate			
49	10363949	D3060	**Exhaust Fan** [EF-30]	Roof or Wall-Mounted, 36"Damper	5000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10363752	D3060	**Exhaust Fan** [EF-31]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	NA	No dataplate	No dataplate			
51	10363932	D3060	**Exhaust Fan** [EF-33]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
52	10363833	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 16 to 20 HP Motor	75000 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
53	10363907	D3060	**Exhaust Fan** [EF-8]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
54	10363767	D3060	**Exhaust Fan** [EF-9]	Roof or Wall-Mounted, 16" Damper	1200 CFM	Rosa M. Parks Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
55	10363858	D3060	**Supplemental Components**	Air Curtain, 5' Wide Heated		Rosa M. Parks Middle School / Main Building	Kitchen	Mars Air Systems	72C	9110PF72C-L			
56	10363793	D3060	**Supplemental Components**	Air Curtain, 5' Wide Heated		Rosa M. Parks Middle School / Main Building	Kitchen	Marshall Engineered Products	72C	9110PF72C-L			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10363847	D3060	**Supplemental Components**	Air Curtain, 5' Wide Heated		Rosa M. Parks Middle School / Main Building	Kitchen	Mars Air Systems	72C	9110PF72C-L			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10363753	D4010	**Backflow Preventer**	Fire Suppression	8 IN	Rosa M. Parks Middle School / Main Building	Boiler Room	Wilkins Zurn	950	A00296			
2	10363861	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Rosa M. Parks Middle School / Main Building	Kitchen						12

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10363878	D5010	**Generator**	Gas or Gasoline	180 KW	Rosa M. Parks Middle School / Main Building	Building Exterior	Kohler	KG180	GM104493-GA4	2024		
2	10363882	D5010	**Solar Power**	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	SUNNY TRIPOWER	STP 24000TL-US-T0. C	191257330	2017		
3	10363750	D5010	**Solar Power**	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	SUNNY TRIPOWER	STP 12000TL-US-10 DE34	191260239	2017		
4	10363744	D5010	**Solar Power**	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	SUNNY TRIPOWER	STP 24000TL-US-10	191257242	2017		
5	10363811	D5010	**Solar Power**	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	SUNNY TRIPOWER	STP 12000TL-US-10	191260312	2017		
6	10363797	D5010	**Solar Power**	Inverter	7500 KW	Rosa M. Parks Middle School / Main Building	Roof	SUNNY TRIPOWER	STP 24000TL-US-10	191257255	2017		
7	10363908	D5010	**Solar Power** [#10]	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	Sunny	STP 12000TL-US-10 DE34	191260402	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10363885	D5010	**Solar Power** [#11]	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	Sunny	12000TL-US-10 DE34)	191260387	2019		
9	10363760	D5010	**Solar Power** [#9]	Inverter	7500 WATTS	Rosa M. Parks Middle School / Main Building	Roof	Sunny	STP 20000TL-US-10	191253781	2019		
10	10363866	D5010	**Automatic Transfer Switch** [ATS-1]	ATS	200 AMP	Rosa M. Parks Middle School / Main Building	Main Electrical Room	ASCO	No dataplate	No dataplate			
11	10363803	D5010	**Automatic Transfer Switch** [ATS-2]	ATS	200 AMP	Rosa M. Parks Middle School / Main Building	Main Electrical Room	ASCO	No dataplate	No dataplate			
12	10363829	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Rosa M. Parks Middle School / Main Building	Gymnasium	Square D					
13	10363808	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - 1C1	Square D					
14	10363765	D5020	**Secondary Transformer**	Dry, Stepdown	400 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - 1C1	Square D					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10363776	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - 2nd floor	Square D					
16	10363848	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - E1A-2	Square D					
17	10363888	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - 2nd floor	Square D					
18	10363794	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - E1B1	Square D					
19	10363936	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Rosa M. Parks Middle School / Main Building	Main Electrical Room	Square D					
20	10363953	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Rosa M. Parks Middle School / Main Building	Main Electrical Room	Eaton Cutler-Hammer					
21	10363864	D5020	**Secondary Transformer**	Dry, Stepdown	225 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - 1C1	Square D					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10363901	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Rosa M. Parks Middle School / Main Building	Electrical Room - E1B1	Square D					
23	10363809	D5020	**Secondary Transformer** [TER2]	Dry, Stepdown	45 KVA	Rosa M. Parks Middle School / Main Building	Boiler Room	Eaton Cutler-Hammer			2024		
24	10363855	D5020	**Switchboard**	277/480 V	4000 AMP	Rosa M. Parks Middle School / Main Building	Main Electrical Room	Square D			1992		
25	10363761	D5020	**Distribution Panel**	120/208 V	400 AMP	Rosa M. Parks Middle School / Main Building	Electrical Room - E1B1	Square D					
26	10363785	D5020	**Distribution Panel**	120/208 V	400 AMP	Rosa M. Parks Middle School / Main Building	Electrical Room - 1C1	Square D					
27	10363815	D5020	**Distribution Panel**	277/480 V	400 AMP	Rosa M. Parks Middle School / Main Building	Electrical Room - 1C1	Square D					
28	10363798	D5020	**Distribution Panel**	277/480 V	600 AMP	Rosa M. Parks Middle School / Main Building	Main Electrical Room	Square D					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10363942	D5020	**Distribution Panel** [PANEL D]	277/480 V	400 AMP	Rosa M. Parks Middle School / Main Building	Electrical Room - E1B1	Square D					
30	10363951	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Rosa M. Parks Middle School / Main Building	Boiler Room	Square D	5	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10363802	D7050	**Fire Alarm Panel**	Fully Addressable		Rosa M. Parks Middle School / Main Building	Building service office	Honeywell					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10363749	E1030	**Foodservice Equipment**	Commercial Kitchen, 1-Bowl		Rosa M. Parks Middle School / Main Building	Kitchen						
2	10363777	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Rosa M. Parks Middle School / Main Building	Kitchen						
3	10363944	E1030	**Foodservice Equipment**	Convection Oven, Double		Rosa M. Parks Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
4	10363773	E1030	**Foodservice Equipment**	Convection Oven, Double		Rosa M. Parks Middle School / Main Building	Kitchen	Garland	No dataplate	No dataplate			
5	10363754	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Rosa M. Parks Middle School / Main Building	Kitchen	Gaylord	RG/BDL/MA	GE 92055			
6	10363934	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Rosa M. Parks Middle School / Main Building	Kitchen	Gaylord	RG/BDL/MA	GE 92058			
7	10363822	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Rosa M. Parks Middle School / Main Building	Kitchen	Gaylord	RG/BDL/MA	GE 92057			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10363832	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Rosa M. Parks Middle School / Main Building	Kitchen	Gaylord	No dataplate	No dataplate			
9	10363875	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rosa M. Parks Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
10	10363772	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rosa M. Parks Middle School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
11	10363789	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Rosa M. Parks Middle School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
12	10363897	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Rosa M. Parks Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
13	10363914	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Rosa M. Parks Middle School / Main Building	Kitchen	NA	No dataplate	No dataplate			
14	10363835	E1030	**Foodservice Equipment**	Freezer, Chest		Rosa M. Parks Middle School / Main Building	Kitchen	Continental Refrigerator	MC3NSSS	16559958	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10363933	E1030	**Foodservice Equipment**	Freezer, Chest		Rosa M. Parks Middle School / Main Building	Kitchen	Continental Refrigerator	MC3NSSS	16558449	2016		
16	10363842	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Rosa M. Parks Middle School / Main Building	Kitchen	Manitowoc	- K400	1120667853			
17	10363927	E1030	**Foodservice Equipment**	Range, 2-Burner		Rosa M. Parks Middle School / Main Building	Kitchen	Garland	No dataplate	No dataplate			
18	10363950	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Rosa M. Parks Middle School / Main Building	Kitchen	Traulsen	RHT132WUT	V898900-6N			
19	10363853	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosa M. Parks Middle School / Main Building	Kitchen	Traulsen	RHT232NUT	V187960J91	2018		
20	10363865	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Rosa M. Parks Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
21	10363872	E1030	**Foodservice Equipment**	Steam Kettle		Rosa M. Parks Middle School / Main Building	Kitchen	Greon	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10363819	E1030	**Foodservice Equipment**	Steamer, Freestanding		Rosa M. Parks Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
23	10363909	E1030	**Foodservice Equipment**	Tilting Skillet		Rosa M. Parks Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
24	10363854	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Rosa M. Parks Middle School / Main Building	Kitchen	Bally Engineered Structures	Illegible	Illegible			
25	10363778	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Rosa M. Parks Middle School / Main Building	Kitchen	Bally Engineered Structures	Illegible	Illegible			
26	10363937	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Rosa M. Parks Middle School / Main Building	Kitchen	KeepRite	KLP209MA-S2A-SC2NN	072306013			
27	10363863	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Rosa M. Parks Middle School / Main Building	Kitchen	KeepRite	KLP317LE-S2A-SC6NN	072306017			
28	10363755	E1030	**Foodservice Equipment**	Walk-In, Freezer		Rosa M. Parks Middle School / Main Building	Kitchen	Bally Engineered Structures	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10363852	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Rosa M. Parks Middle School / Main Building	Kitchen	Bally Engineered Structures	3476-3L-W	DX1 04641-01			
30	10363824	E1040	**Ceramics Equipment**	Kiln		Rosa M. Parks Middle School / Main Building	Classrooms Art - C105						
31	10363795	E1040	**Laboratory Equipment**	Exhaust Hood, Variable Volume 6 LF	6 LF	Rosa M. Parks Middle School / Main Building	Classrooms Art - C105	No dataplate	No dataplate	No dataplate			
32	10363818	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Rosa M. Parks Middle School / Main Building	1st floor corridor						