

# FACILITY CONDITION ASSESSMENT



**BUREAU  
VERITAS**

*prepared for*

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



Shady Grove Middle School  
8100 Midcounty Highway  
Gaithersburg, MD 20877

**PREPARED BY:**

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**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Middle school campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	8100 Midcounty Highway, Gaithersburg, MD 20877
<b>Site Developed</b>	1995
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	February 03, 2026
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Campus Findings and Deficiencies

### Historical Summary

Shady Grove Middle school in Gaithersburg was originally constructed in 1995. The building is two stories and has a total of 129,206 square footage. The building latest renovation was in 2016, which included upgrades to HVAC system.

### Architectural

In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The roofs and skylights were replaced in 2019 and solar array was added in 2024. The windows were observed to be in fair condition with no window leaks reported, glazing is budgeted and anticipated. The interior finishes throughout the building were observed to be in fair condition. There are a few ceiling tiles that are damaged and recommended to be replaced throughout the building. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

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

The majority of the MEPF systems and components are original to the 1995 construction. Heating and cooling are provided by a central system with boilers, chiller and cooling tower. There are rooftop package units, ventilators, exhaust fans and air handlers for distribution. The majority of the HVAC equipment was upgraded in 2016.

The plumbing infrastructure is original to the 1995 construction of the property. Although there have been no reported chronic problems to date, the plumbing systems may begin to leak and fail due to the age of the piping. A budget for full replacements is included.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, step-down transformers, and wiring, are original to the 1995 construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required. 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

The asphalt pavement exhibits significant areas of failure and deterioration, such as alligator cracking and heavy overall surface wear throughout parking lot. All the paving must be overlaid with new asphalt paving in order to maintain the integrity of the overall pavement system. The sport courts and fields are generally in fair condition.

### Recommended Additional Studies

See the Systems Summary tables in the latter sections of this report for recommended additional studies associated with Sanitary Sewer System.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.525067.

## Immediate Needs

There are no immediate needs to report.



### Key Findings



#### Foodservice Equipment in Failed condition.

Refrigerator, 2-Door Reach-In  
Main Building Shady Grove Middle School  
Kitchen

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

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$4,600

\$\$\$\$

Reported inoperative by kitchen staff - AssetCALC ID: 10308748



#### Recommended Follow-up Study: Plumbing, Sanitary Sewer System

Plumbing, Sanitary Sewer System  
Shady Grove Middle School Throughout

Uniformat Code: P2030  
Recommendation: **Evaluate/Report in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$7,000

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Staff reported clogged plumbing throughout building, study recommended. - AssetCALC ID: 10312815



#### Picnic Table in Poor condition.

Metal Powder-Coated  
Site Shady Grove Middle School Site

Uniformat Code: G2060  
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$700

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Leg broken on table - AssetCALC ID: 10308762



#### Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)  
Main Building Shady Grove Middle School  
Throughout Building

Uniformat Code: C1070  
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,400

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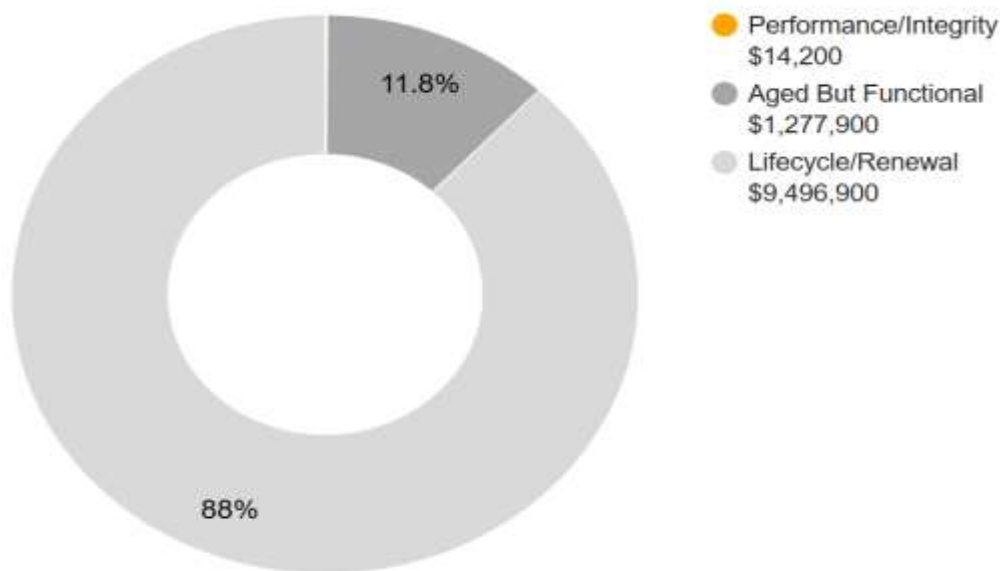
Damaged tiles in various locations - AssetCALC ID: 10308613

## Plan Types

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

### Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$10,789,000

## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	8100 Midcounty Highway, Gaithersburg, MD 20877	
<b>Constructed</b>	1995	
<b>Building Area</b>	129,206 SF	
<b>Number of Stories</b>	2 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with wood roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
<b>Façade</b>	Primary Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat construction with modified bituminous finish	Fair
<b>Interiors</b>	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, sports wood flooring Ceilings: ACT, Unfinished/exposed	Fair
<b>Elevators</b>	Passenger: 1 hydraulic car serving all 2 floors	Fair

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chiller, air handlers, and cooling tower feeding VAV Non-Central System: Packaged units, Ductless split-systems Supplemental components: Suspended unit heaters	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: metal halide Emergency Power: Natural gas generator with automatic transfer switch	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	Commercial kitchen equipment	Fair
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	The sanitary system is in poor condition. Clogged plumbing reported throughout building. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables.	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	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.

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	-	-	-	\$406,500	\$155,900	\$562,400
Roofing	-	-	-	-	\$1,243,500	\$1,243,500
Interiors	-	\$1,500	-	\$972,200	\$1,298,000	\$2,271,700
Conveying	-	-	\$83,600	-	\$16,300	\$99,800
Plumbing	-	-	\$21,600	\$2,460,900	\$392,000	\$2,874,500
HVAC	-	-	\$480,300	\$1,732,300	\$2,591,200	\$4,803,700
Fire Protection	-	-	\$170,200	\$3,900	\$5,300	\$179,400
Electrical	-	-	\$134,300	\$606,200	\$1,675,000	\$2,415,600
Fire Alarm & Electronic Systems	-	-	\$1,628,000	\$507,800	\$1,719,500	\$3,855,300
Equipment & Furnishings	-	\$4,700	\$188,100	\$415,200	\$587,300	\$1,195,300
Site Utilities	-	-	-	-	\$11,100	\$11,100
Site Development	-	-	-	\$9,600	-	\$9,600
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$6,200</b>	<b>\$2,706,100</b>	<b>\$7,114,500</b>	<b>\$9,695,100</b>	<b>\$19,521,900</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	20 acres (estimated)	
<b>Parking Spaces</b>	180 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Heavily furnished park benches, picnic tables, trash receptacles	Fair
<b>Landscaping and Topography</b>	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete retaining walls Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: HPS	Fair
<b>Ancillary Structures</b>	None	--

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
<b>Structure</b>	-	-	-	-	-	-
<b>Site Development</b>	-	\$700	\$11,800	\$258,500	\$440,300	\$711,400
<b>Site Utilities</b>	-	-	-	-	\$110,700	\$110,700
<b>Site Pavement</b>	-	-	\$607,800	\$76,200	\$190,600	\$874,600
<b>TOTALS (3% inflation)</b>	-	<b>\$700</b>	<b>\$619,600</b>	<b>\$334,700</b>	<b>\$741,700</b>	<b>\$1,696,700</b>

## 4. ADA Accessibility

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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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1995	No	No
Building	1995	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	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

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

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

## 6. Opinions of Probable Costs

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

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

### Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for 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

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Shady Grove Middle School, 8100 Midcounty Highway, Gaithersburg, MD 20877, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

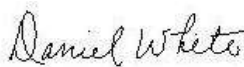
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

**Prepared by:** Chris Ledbetter  
Project Assessor

**Reviewed by:**



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## 8. Appendices

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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

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## Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - PARKING LOT



6 - SIDEWALK



## Photographic Overview



7 - SITE STAIRS



8 - SITE DUMPSTERS



9 - CORRIDOR



10 - CAFETERIA



11 - GYMNASIUM



12 - MEDIA CENTER

## Photographic Overview



13 - CLASSROOM



14 - KITCHEN



15 - COOLING TOWER



16 - AIR HANDLER



17 - BOILERS



18 - TYPICAL EXHAUST FAN

## Photographic Overview



19 - PACKAGED UNIT



20 - UNIT VENTILATOR



21 - SWITCHBOARD



22 - GENERATOR



23 - FIRE ALARM PANEL



24 - FIRE SUPPRESSION SYSTEM

## Appendix B:

Site Plan(s)



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# Site Plan



Google Earth  
Image © 2026 Airbus

 <p><b>BUREAU VERITAS</b></p>	<b>Project Number</b> 172559.25R000-166.354	<b>Site Name</b> Shady Grove Middle School	 <p><b>N</b></p>
	<b>Source</b> Site	<b>On-Site Date</b> February 4, 2026	

## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Shady Grove Middle School

**Name of person completing form:** Cheray Hall

**Title / Association w/ property:** Maintenance Supervisor

**Length of time associated w/ property:** Unknown

**Date Completed:** 2/2/2026

**Phone Number:** 202-246-4706

**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 1995	Renovated	
2	Building size in SF	129,206	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2016	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Replace generator and ATS in 2026		
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.			

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				Kitchen roof leaked month ago
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Toddler section D113
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				Clogging throughout building
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				Office areas, classrooms and cafeteria poor ventilation.
14	Is the electrical service outdated, undersized, or problematic?	X				Outdated but not problematic
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

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## Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Shady Grove Middle School

BV Project Number: 172559.25R000-166.354

### Abbreviated Accessibility Checklist

#### Facility History & Interview

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

## Abbreviated Accessibility Checklist

### Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

## Abbreviated Accessibility Checklist

### Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

## Abbreviated Accessibility Checklist

### Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

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

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

## Abbreviated Accessibility Checklist

### Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

## Appendix E:

### Component Condition Report

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## Component Condition Report | Shady Grove Middle School

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Throughout Building	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building, 1-2 Story Building	129,206 SF	45	10308638
B1010	Throughout Building	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 2+ Story Building	129,206 SF	45	10308621
<b>HVAC</b>						
D3050	Throughout	Fair	Variable Air Volume Unit, VAV Box, 100 to 400 CFM	20	16	10311550
<b>Follow-up Studies</b>						
P2030	Throughout	Poor	Engineering Study, Plumbing, Sanitary Sewer System, Evaluate/Report	1	0	10312815

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	1,600 SF	26	10308764
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	60,570 SF	11	10308704
B2020	Building Exterior	Fair	Glazing, any type by SF	6,000 SF	6	10308646
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	10	21	10308801
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	6	10308742
<b>Roofing</b>						
B3010	Roof	Good	Roofing, Built-Up	90,000 SF	20	10308795
B3010	Roof	Good	Roofing, Asphalt Shingle, 30-Year Premium	7,000 SF	25	10308818
B3060	Roof	Good	Roof Skylight, per SF of glazing	850 SF	25	10308805
<b>Interiors</b>						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	1	11	10308754
C1030	Main office	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	11	10308686

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1070	Throughout Building	Poor	Suspended Ceilings, Acoustical Tile (ACT)	400 SF	2	10308613
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	96,000 SF	13	10308658
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	300 LF	11	10308640
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	30	11	10308730
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	4,500 SF	21	10308657
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	129,206 SF	6	10308709
C2030	Weight Room	Fair	Flooring, Rubber Tile	800 SF	9	10308814
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	4,500 SF	6	10308618
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	5,500 SF	16	10308632
C2030	Kitchen	Fair	Flooring, Quarry Tile	4,500 SF	26	10308614
C2030	Restrooms	Fair	Flooring, Ceramic Tile	8,500 SF	21	10308832
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,500 SF	6	10308700
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	100,900 SF	9	10308615
<b>Conveying</b>						
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 2 Floors, 3000 LB, Renovate	1	4	10308781
D1010	Elevator cab	Fair	Elevator Cab Finishes, Standard	1	5	10308672
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	4	10308802
<b>Plumbing</b>						
D2010	Science Room - E210	Fair	Emergency Plumbing Fixtures, Shower Station	1	11	10308793
D2010	Locker Room	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	10308653
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	9	10308766
D2010	Mechanical Room - B126	Fair	Pump, Circulation, Domestic Water, 2 HP	1	6	10308711
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	35	16	10308755
D2010	Laundry Room - A112	Fair	Sink/Lavatory, Service Sink, Laundry	1	16	10308701
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	8	9	10308821

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	18	16	10308739
D2010	Mechanical Room - B126	Fair	Water Heater, Gas, Commercial (400 MBH), 119 GAL [#1]	1	14	10308643
D2010	Locker Room	Fair	Shower, Ceramic Tile	20	16	10308833
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	10308721
D2010	Restrooms	Fair	Urinal, Standard	14	16	10308817
D2010	Mechanical Room - B126	Fair	Water Heater, Gas, Commercial (400 MBH), 119 GAL [#2]	1	14	10308820
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	9	10308812
D2010	Mechanical Room - B126	Fair	Backflow Preventer, Domestic Water, 2 IN	1	4	10308722
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	37	16	10308813
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Floor	4	19	10308796
D2010	Mechanical Room - B126	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	129,206 SF	10	10308660
D2060	Mechanical Room - B126	Fair	Air Compressor, Tank-Style, 7.5 HP	1	5	10308691
<b>HVAC</b>						
D3020	Mechanical Room - B126	Fair	Boiler Supplemental Components, Expansion Tank, 210 GAL [ET-1]	1	31	10308647
D3020	Mechanical Room - B126	Fair	Boiler, Gas, HVAC, 2000 MBH [B-2]	1	21	10308734
D3020	Mechanical Room - B126	Fair	Boiler, Gas, HVAC, 2000 MBH [B-3]	1	21	10308797
D3020	Mechanical Room - B126	Fair	Unit Heater, Hydronic, 85 MBH [PUH-1]	1	5	10308622
D3020	Building services- B120	Fair	Unit Heater, Hydronic, 85 MBH	1	4	10308720
D3020	Mechanical Room - B126	Fair	Boiler, Gas, HVAC, 2000 MBH [B-1]	1	21	10308735
D3020	Mechanical Room - B126	Fair	Boiler Supplemental Components, Expansion Tank, 211 GAL [ET-1]	1	31	10308767
D3020	Mechanical Room - B126	Fair	Boiler, Gas, HVAC, 2000 MBH [B-4]	1	21	10308824
D3020	Mechanical Room - B126	Fair	Boiler Supplemental Components, Chemical Feed System	1	6	10308765
D3020	Stairwells	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	5	4	10308651
D3020	Mechanical Room - B126	Fair	Boiler Supplemental Components, Expansion Tank, 210 GAL [ET-2]	1	31	10308687
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	6	10308790

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10308757
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	6	10308798
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	5	10308827
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [ACCU-6]	1	4	10308645
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [ACC-2]	1	3	10308723
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 40 TON [ACCU-14]	1	10	10308712
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON	1	6	10308800
D3030	Throughout Building	Fair	Unit Ventilator, approx/nominal 3 Ton	33	11	10308642
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [ACC-1]	1	3	10308693
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 232 TON [CT-1]	1	16	10308706
D3030	Building Exterior	Fair	Heat Pump, Water Source, 5 TON	1	11	10308792
D3030	Roof	Fair	Computer Room AC Unit, Air-Cooled, CRAC Drycooler/Condenser, 20 TON [ACCU-7]	1	10	10308807
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	4	10308770
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	4	10308662
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [ACCU-10]	1	6	10308749
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	3	10308835
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON [ACCU-5]	1	5	10308714
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [ACC-3]	1	3	10308675
D3030	Roof	Fair	Split System Ductless, Single Zone, 1 TON	1	4	10308810
D3030	Mechanical Room - B126	Fair	Chiller, Water-Cooled, 300 TON [CH-1]	1	16	10308761
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, 1.5 TON	1	12	10308830
D3030	Building Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 3 TON	1	4	10308609
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [ACCU-9]	1	6	10308799
D3050	Roof	Fair	Air Handler, Exterior AHU, 7500 CFM [AHU-4]	1	5	10308738
D3050	Roof	Fair	Air Handler, Exterior AHU, 7500 CFM [AHU-2]	1	4	10308667

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-2]	1	13	10308839	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-7]	1	16	10308679	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU-7]	1	11	10308677	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Heating Water, 20 HP [P-1]	1	13	10308729	
D3050	Roof	Fair	Air Handler, Exterior AHU, 7500 CFM [AHU-3]	1	5	10308663	
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 8500 CFM [MAU-1]	1	10	10308639	
D3050	Roof	Fair	Air Handler, Exterior AHU, 4800 CFM [AHU-7]	1	10	10308619	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Heating Water, 15 HP [P-3]	1	13	10308763	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-4]	1	11	10308719	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU-2]	1	11	10308668	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [RTU-5]	1	11	10308804	
D3050	Mechanical Room - B126	Fair	Supplemental Components, Air Separator, HVAC, 8 IN [AS-1]	1	6	10308715	
D3050	Roof	Fair	Air Handler, Exterior AHU, 15000 CFM [AHU-5]	1	5	10308671	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 10 HP [P-5]	1	16	10308815	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 15 HP [P-6]	1	16	10308803	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU-3]	1	11	10308768	
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-6]	1	11	10308702	
D3050	Roof	Fair	Air Handler, Exterior AHU, 16000 CFM [AHU-6]	1	10	10308746	
D3050	Mechanical Room - B126	Fair	Supplemental Components, Air Separator, HVAC [AS-2]	1	6	10308819	
D3050	Mechanical Room - B126	Fair	Pump, Distribution, HVAC Heating Water, 15 HP [P-4]	1	13	10308808	
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	129,906	SF	10	10308678
D3050	Roof	Fair	Air Handler, Exterior AHU, 12000 CFM [AHU-1]	1	5	10308705	
D3050	Throughout Building	Fair	HVAC System, Ductwork, High Density	129,206	SF	11	10308669
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-1]	1	11	10308740	
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2250 CFM [EF-20]	1	11	10308826	

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 800 CFM	1	4	10308644
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308806
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308695
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM	20	11	10308627
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	5	10308791
D3060	Mechanical Room - B126	Fair	Axial Flow Fan, In-Line, 10 HP Motor, 40000 CFM [SF-16]	1	11	10308782
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308756
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1800 CFM	1	4	10308736
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308635
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10308753
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1200 CFM	1	4	10308650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308717
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 36"Damper, 12000 CFM	1	3	10308629
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, 20000 CFM	1	11	10308788
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 600 CFM	1	4	10308633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	4	10308750
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 300 CFM	1	4	10308636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2250 CFM	1	11	10308744
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2250 CFM [ ]	1	11	10308673
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2250 CFM [EF-63]	1	11	10308822
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	5	10308769
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 750 CFM [EF-28]	1	11	10308623
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	5	10308733
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 825 CFM [EF-25]	1	11	10308838

### Fire Protection

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Mechanical Room - B126	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	4	10308724
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	129,206 SF	4	10308775
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	5	10308681
D4030	Kitchen	Fair	Fire Extinguisher, Wet Chemical/CO2	1	6	10308829
D4030	Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB	20	6	10308836
<b>Electrical</b>						
D5010	Mechanical Room - B126	Good	Automatic Transfer Switch, ATS, 100 AMP	1	26	10308692
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panel, by SF	35,000 SF	19	10308726
D5010	Mechanical Room - B126	Fair	Automatic Transfer Switch, ATS, 100 AMP	1	4	10308718
D5010	Roof	Good	Solar Power, Inverter, 7500 WATTS	1	14	10308745
D5010	Mechanical Room - B126	Good	Automatic Transfer Switch, ATS, 100 AMP	1	26	10308620
D5010	Building Exterior	Good	Generator, Gas or Gasoline, 105 KW	1	26	10308654
D5010	Roof	Good	Solar Power, Inverter, 7500 WATTS	1	14	10308786
D5010	Roof	Good	Solar Power, Inverter, 7500 WATTS	1	14	10308747
D5020	Mechanical Room - D104	Fair	Distribution Panel, 120/208 V, 600 AMP [MDP5]	1	4	10308634
D5020	Mechanical Room - D104	Fair	Distribution Panel, 277/480 V, 800 AMP [MDP4]	1	4	10308626
D5020	Mechanical Room - B126	Fair	Switchboard, 277/480 V, 2500 AMP	1	9	10308778
D5020	Electrical Room - E219	Fair	Distribution Panel, 277/480 V, 400 AMP [H2E SEC1]	1	4	10308823
D5020	Electrical Room - E219	Fair	Distribution Panel, 277/480 V, 400 AMP [H2E SEC2]	1	4	10308777
D5020	Mechanical Room - B126	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	4	10308816
D5020	Mechanical Room - B126	Fair	Distribution Panel, 277/480 V, 800 AMP [MDP1]	1	3	10308610
D5020	Mechanical Room - B126	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [DT-3]	1	4	10308703
D5020	Electrical Room - E122	Fair	Distribution Panel, 120/208 V, 600 AMP [MDP3]	1	4	10308708
D5020	Mechanical Room - B126	Fair	Distribution Panel, 277/480 V, 800 AMP [MDP2]	1	4	10308696
D5020	Mechanical Room - D104	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [DT-3]	1	4	10308659

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-3]	1	5	10308751	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [P-8]	1	11	10308631	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [P-1]	1	8	10308758	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [P-2]	1	8	10308834	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-7]	1	15	10308771	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [P-6]	1	14	10308752	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [P-9]	1	11	10308637	
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, 15 HP, Replace/Install [AHU-7]	1	11	10308689	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install [P-5]	1	11	10308670	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [P-11]	1	12	10308772	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 20 HP, Replace/Install [P-4]	1	5	10308664	
D5030	Mechanical Room - B126	Fair	Variable Frequency Drive, VFD, by HP of Motor, 5 HP, Replace/Install [P-10]	1	11	10308625	
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	129,206	SF	10	10308737
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	129,206	SF	11	10308684
<b>Fire Alarm &amp; Electronic Systems</b>							
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	129,206	SF	11	10308682
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	129,206	SF	5	10308759
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, High Density	129,206	SF	9	10308727
D7050	Vestibule	Fair	Fire Alarm Panel, Fully Addressable	1	3	10308697	
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	129,206	SF	5	10308611
D7050	Mechanical Room - B126	Fair	Fire Alarm Panel, Fully Addressable	1	3	10308652	
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	9	10308641	
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	129,206	SF	5	10308649
<b>Equipment &amp; Furnishings</b>							
E1010	Building Exterior	Fair	Overhead/Dock Door, Loading Dock Rapid Close	2	6	10308760	

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	5	10308731
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	5	10308680
E1030	Kitchen	Fair	Foodservice Equipment, IceMaker, Freestanding	1	5	10308716
E1030	Kitchen	Failed	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	1	10308748
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	3	10308783
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10308656
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	3	10308624
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	4	10308779
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10308787
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	5	10308710
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	10308707
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	10308725
E1030	Kitchen	Fair	Foodservice Equipment, Steam Kettle	1	3	10308784
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	2	16	10308616
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	10308780
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10308825
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	10308617
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	10308665
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	16	10308674
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	10308794
E1030	Laundry Room - A112	Fair	Laundry Equipment, Washer, Commercial, 50 LB	1	4	10308685
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	5	10308630
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	6	10308831
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	10308661
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	3	10308789

## Component Condition Report | Shady Grove Middle School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Deep Fryer	1	3	10308774
E1040	Science Rooms	Fair	Laboratory Equipment, Sink, 1-Bowl	39	16	10308683
E1040	Kiln - D122	Fair	Ceramics Equipment, Kiln	2	11	10308811
E1040	1st floor corridor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	6	10308732
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	16	10308628
E1070	Cafeteria	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	8	10308728
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	150	11	10308666
E2010	Throughout Building	Fair	Casework, Cabinetry, High-End or Laboratory	600 LF	6	10308828

### Athletic, Recreational & Playfield Areas

G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	6	10308741
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### Sitework

G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	10	11	10308698
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## Component Condition Report | Shady Grove Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
B1080	Site	Fair	Stairs, Concrete, Exterior	400 SF	26	10308699
<b>Pedestrian Plazas &amp; Walkways</b>						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	133,600 SF	3	10308785
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	133,600 SF	5	10308688
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,500 SF	26	10308648
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	23,300 SF	4	10308773
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	23,300 SF	13	10308809
G2050	Tennis court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4	11	10308743

## Component Condition Report | Shady Grove Middle School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Tennis court	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	36,200 SF	6	10308690
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	8	7	10308676
<b>Sitework</b>						
G2060	Site	Fair	Park Bench, Metal Powder-Coated	4	11	10308694
G2060	Tennis court	Fair	Fences & Gates, Fence, Chain Link 8'	795 LF	21	10308713
G2060	Site	Poor	Picnic Table, Metal Powder-Coated	1	1	10308762
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	6	13	10308612
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	11	10308776
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	6	10308837
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	11	10308655

## Appendix F: Replacement Reserves

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Replacement Reserves Report



5/1/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
D3060	Roof	10308733	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	15	5	1	EA	\$4,000.00	\$4,000						\$4,000																\$4,000	
D3060	Roof	10308769	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	15	5	1	EA	\$1,400.00	\$1,400						\$1,400																\$1,400	
D3060	Roof	10308826	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000	
D3060	Roof	10308806	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308695	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308627	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	20	EA	\$1,400.00	\$28,000												\$28,000										\$28,000	
D3060	Roof	10308756	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308635	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308717	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308788	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	9	11	1	EA	\$11,000.00	\$11,000												\$11,000										\$11,000	
D3060	Roof	10308673	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000										\$3,000	
D3060	Roof	10308838	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	\$1,400.00	\$1,400												\$1,400											\$1,400
D3060	Roof	10308623	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	\$1,400.00	\$1,400												\$1,400											\$1,400
D3060	Roof	10308822	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000											\$3,000
D3060	Roof	10308744	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	9	11	1	EA	\$3,000.00	\$3,000												\$3,000											\$3,000
D4010	Mechanical Room - B126	10308724	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	\$10,500.00	\$10,500					\$10,500																		\$10,500
D4010	Throughout Building	10308775	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	21	4	129206	SF	\$1.07	\$138,250					\$138,250																		\$138,250
D4010	Kitchen	10308681	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	15	5	6	LF	\$400.00	\$2,400					\$2,400																		\$2,400
D4030	Kitchen	10308829	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	1	EA	\$300.00	\$300							\$300										\$300						\$600
D4030	Throughout Building	10308836	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	20	EA	\$150.00	\$3,000							\$3,000										\$3,000						\$6,000
D5010	Roof	10308745	Solar Power, Inverter, Replace	15	1	14	1	EA	\$6,000.00	\$6,000														\$6,000									\$6,000
D5010	Roof	10308786	Solar Power, Inverter, Replace	15	1	14	1	EA	\$6,000.00	\$6,000														\$6,000									\$6,000
D5010	Roof	10308747	Solar Power, Inverter, Replace	15	1	14	1	EA	\$6,000.00	\$6,000														\$6,000									\$6,000
D5010	Roof	10308726	Solar Power, Photovoltaic (PV) Panel, by SF, Replace	20	1	19	35000	SF	\$11.00	\$385,000																			\$385,000				\$385,000
D5010	Mechanical Room - B126	10308718	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	\$8,500.00	\$8,500					\$8,500																		\$8,500
D5020	Mechanical Room - B126	10308816	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$6,700.00	\$6,700					\$6,700																		\$6,700
D5020	Mechanical Room - B126	10308703	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$6,700.00	\$6,700					\$6,700																		\$6,700
D5020	Mechanical Room - D104	10308659	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	\$25,000.00	\$25,000					\$25,000																		\$25,000
D5020	Mechanical Room - B126	10308778	Switchboard, 277/480 V, Replace	40	31	9	1	EA	\$112,500.00	\$112,500										\$112,500													\$112,500
D5020	Mechanical Room - B126	10308610	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	\$10,000.00	\$10,000				\$10,000																			\$10,000
D5020	Mechanical Room - D104	10308634	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,000.00	\$7,000					\$7,000																		\$7,000
D5020	Mechanical Room - D104	10308626	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																		\$10,000
D5020	Electrical Room - E219	10308823	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,300.00	\$5,300					\$5,300																		\$5,300
D5020	Electrical Room - E219	10308777	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$5,300.00	\$5,300					\$5,300																		\$5,300
D5020	Electrical Room - E122	10308708	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	\$7,000.00	\$7,000					\$7,000																		\$7,000
D5020	Mechanical Room - B126	10308696	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	\$10,000.00	\$10,000					\$10,000																		\$10,000
D5030	Throughout Building	10308737	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	129206	SF	\$2.50	\$323,015											\$323,015												\$323,015
D5030	Mechanical Room - B126	10308751	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$8,800.00	\$8,800					\$8,800																		\$8,800
D5030	Mechanical Room - B126	10308664	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	15	5	1	EA	\$8,800.00	\$8,800					\$8,800																		\$8,800
D5030	Mechanical Room - B126	10308758	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$10,000.00	\$10,000									\$10,000														\$10,000
D5030	Mechanical Room - B126	10308834	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	12	8	1	EA	\$10,000.00	\$10,000									\$10,000														\$10,000
D5030	Mechanical Room - B126	10308631	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$5,300.00	\$5,300												\$5,300											\$5,300
D5030	Mechanical Room - B126	10308637	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$5,300.00	\$5,300												\$5,300											\$5,300
D5030	Roof	10308689	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$8,800.00	\$8,800												\$8,800											\$8,800
D5030	Mechanical Room - B126	10308670	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$7,000.00	\$7,000												\$7,000											\$7,000
D5030	Mechanical Room - B126	10308625	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$5,300.00	\$5,300												\$5,300											\$5,300
D5030	Mechanical Room - B126	10308772	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	8	12	1	EA	\$5,300.00	\$5,300												\$5,300											\$5,300
D5030	Mechanical Room - B126	10308752																															

Replacement Reserves Report



5/1/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	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								
E1010	Building Exterior	10308760	Overhead/Dock Door, Loading Dock Rapid Close, Replace	10	4	6	2	EA	\$15,750.00	\$31,500							\$31,500									\$31,500						\$63,000								
E1030	Laundry Room - A112	10308685	Laundry Equipment, Washer, Commercial, Replace	10	6	4	1	EA	\$7,000.00	\$7,000					\$7,000										\$7,000								\$14,000							
E1030	Kitchen	10308748	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	14	1	1	EA	\$4,600.00	\$4,600		\$4,600														\$4,600							\$9,200							
E1030	Kitchen	10308783	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	12	3	1	EA	\$1,700.00	\$1,700				\$1,700															\$1,700				\$3,400							
E1030	Roof	10308624	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$6,300.00	\$6,300																			\$6,300				\$12,600							
E1030	Kitchen	10308707	Foodservice Equipment, Deep Fryer, Replace	15	12	3	1	EA	\$7,000.00	\$7,000				\$7,000															\$7,000				\$14,000							
E1030	Kitchen	10308784	Foodservice Equipment, Steam Kettle, Replace	20	17	3	1	EA	\$30,000.00	\$30,000				\$30,000																			\$30,000							
E1030	Kitchen	10308780	Foodservice Equipment, Deep Fryer, Replace	15	12	3	1	EA	\$7,000.00	\$7,000				\$7,000															\$7,000				\$14,000							
E1030	Kitchen	10308617	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600				\$9,200							
E1030	Kitchen	10308661	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600				\$9,200							
E1030	Kitchen	10308789	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	12	3	1	EA	\$4,600.00	\$4,600				\$4,600															\$4,600				\$9,200							
E1030	Kitchen	10308774	Foodservice Equipment, Deep Fryer, Replace	15	12	3	1	EA	\$7,000.00	\$7,000				\$7,000															\$7,000				\$14,000							
E1030	Kitchen	10308656	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$5,700.00	\$5,700					\$5,700															\$5,700				\$11,400						
E1030	Kitchen	10308779	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	11	4	1	EA	\$6,270.00	\$6,270					\$6,270															\$6,270				\$12,540						
E1030	Kitchen	10308725	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	\$4,600.00	\$4,600					\$4,600														\$4,600				\$9,200							
E1030	Kitchen	10308825	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280										\$8,280								\$16,560							
E1030	Kitchen	10308794	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	\$8,280.00	\$8,280					\$8,280										\$8,280								\$16,560							
E1030	Kitchen	10308731	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	15	5	1	EA	\$15,000.00	\$15,000						\$15,000																	\$15,000							
E1030	Kitchen	10308680	Foodservice Equipment, Walk-In, Freezer, Replace	20	15	5	1	EA	\$25,000.00	\$25,000						\$25,000																	\$25,000							
E1030	Kitchen	10308716	Foodservice Equipment, Ice Maker, Freestanding, Replace	15	10	5	1	EA	\$6,700.00	\$6,700						\$6,700															\$6,700			\$13,400						
E1030	Kitchen	10308710	Foodservice Equipment, Freezer, Chest, Replace	15	10	5	1	EA	\$1,800.00	\$1,800						\$1,800														\$1,800				\$3,600						
E1030	Kitchen	10308665	Foodservice Equipment, Range, 2-Burner, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700														\$1,700				\$3,400						
E1030	Kitchen	10308630	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	10	5	1	EA	\$4,500.00	\$4,500						\$4,500														\$4,500				\$9,000						
E1030	Roof	10308831	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$6,300							\$6,300																	\$6,300						
E1030	Kitchen	10308787	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500							\$2,500						
E1030	Kitchen	10308616	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	14	16	2	EA	\$1,600.00	\$3,200																	\$3,200							\$3,200						
E1030	Kitchen	10308674	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	14	16	1	EA	\$2,100.00	\$2,100																	\$2,100							\$2,100						
E1040	Kiln - D122	10308811	Ceramics Equipment, Kiln, Replace	20	9	11	2	EA	\$3,200.00	\$6,400												\$6,400												\$6,400						
E1040	Science Rooms	10308683	Laboratory Equipment, Sink, 1-Bowl, Replace	30	14	16	39	EA	\$1,725.00	\$67,275																	\$67,275							\$67,275						
E1040	1st floor corridor	10308732	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	2	EA	\$1,500.00	\$3,000							\$3,000										\$3,000							\$6,000						
E1070	Cafeteria	10308728	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	7	8	500	SF	\$13.00	\$6,500									\$6,500															\$6,500						
E1070	Gymnasium	10308628	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	14	16	6	EA	\$7,830.00	\$46,980																	\$46,980							\$46,980						
E2010	Throughout Building	10308828	Casework, Cabinetry, High-End or Laboratory, Replace	20	14	6	600	LF	\$500.00	\$300,000							\$300,000																	\$300,000						
E2010	Gymnasium	10308666	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	9	11	150	EA	\$750.00	\$112,500												\$112,500												\$112,500						
G2050	Gymnasium	10308741	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	19	6	1	EA	\$8,000.00	\$8,000							\$8,000																	\$8,000						
G4050	Building Exterior	10308698	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	9	11	10	EA	\$800.00	\$8,000												\$8,000												\$8,000						
<b>Totals, Unescalated</b>											\$0	\$4,600	\$1,400	\$134,700	\$453,480	\$1,767,094	\$987,659	\$0	\$26,500	\$1,032,098	\$3,389,347	\$2,582,175	\$10,100	\$378,400	\$94,360	\$8,800	\$1,084,114	\$0	\$89,100	\$443,770	\$1,508,636							\$13,996,334		
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$4,738	\$1,485	\$147,190	\$510,396	\$2,048,546	\$1,179,316	\$0	\$33,569	\$1,346,654	\$4,554,999	\$3,574,334	\$14,400	\$555,693	\$142,728	\$13,710	\$1,739,685	\$0	\$151,687	\$778,153	\$2,724,764									\$19,522,050

Shady Grove Middle School / Site																																		
Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate		
G2020	Site Parking Areas	10308785	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	133600	SF	\$0.45	\$60,120				\$60,120				\$60,120						\$60,120					\$60,120					\$240,480
G2020	Site Parking Areas	10308688	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	133600	SF	\$3.50	\$467,600					\$467,600																			\$467,600
G2050	Basketball Court	10308773	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	1	4	23300	SF	\$0.45	\$10,485				\$10,485				\$10,485						\$10,485				\$10,485						\$41,940
G2050	Tennis court	10308690	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	4	6	36200	SF	\$4.50	\$162,900						\$162,900								\$162,900										\$325,800
G2050	Basketball Court	10308676	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	18	7	8	EA	\$4,750.00	\$38,000							\$38,000																	\$38,000
G2050	Tennis court	10308743	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	10308809	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement,																															

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D10 Conveying</b>													
1	10308802	D1010	<b>Elevator Controls</b>	Automatic, 1 Car		Shady Grove Middle School / Main Building	Elevator Room	Otis	21040	18995			
2	10308781	D1010	<b>Passenger Elevator</b>	Hydraulic, 2 Floors	3000 LB	Shady Grove Middle School / Main Building	Elevator Room	Otis	7530	415311			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10308711	D2010	<b>Pump</b>	Circulation, Domestic Water	2 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Baldor Reliance	No dataplate	No dataplate	2016		
2	10308643	D2010	<b>Water Heater</b> [#1]	Gas, Commercial (400 MBH)	119 GAL	Shady Grove Middle School / Main Building	Mechanical Room - B126	State Industries, Inc.	SUF-119-400-NEA 300	1925115382254	2019		
3	10308820	D2010	<b>Water Heater</b> [#2]	Gas, Commercial (400 MBH)	119 GAL	Shady Grove Middle School / Main Building	Mechanical Room - B126	State Industries, Inc.	SUF-119-400-NEA 300		2019		
4	10308722	D2010	<b>Backflow Preventer</b>	Domestic Water	2 IN	Shady Grove Middle School / Main Building	Mechanical Room - B126	Wilkins Zurn	No dataplate	No dataplate			
5	10308691	D2060	<b>Air Compressor</b>	Tank-Style	7.5 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Quincy Compressor	QR07520D00066	20041014-0091			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10308735	D3020	<b>Boiler [B-1]</b>	Gas, HVAC	2000 MBH	Shady Grove Middle School / Main Building	Mechanical Room - B126	Fulton	EDR-2000	3702-HFTC	2016		
2	10308734	D3020	<b>Boiler [B-2]</b>	Gas, HVAC	2000 MBH	Shady Grove Middle School / Main Building	Mechanical Room - B126	Fulton	EDR-2000	3709-HFTC	2016		
3	10308797	D3020	<b>Boiler [B-3]</b>	Gas, HVAC	2000 MBH	Shady Grove Middle School / Main Building	Mechanical Room - B126	Fulton	EDR-2000	3706-HFTC	2016		
4	10308824	D3020	<b>Boiler [B-4]</b>	Gas, HVAC	2000 MBH	Shady Grove Middle School / Main Building	Mechanical Room - B126	Fulton	EDR-2000	3684-HFTC	2016		
5	10308651	D3020	<b>Radiator</b>	Hydronic, Column/Cabinet Style (per EA)		Shady Grove Middle School / Main Building	Stairwells						5
6	10308720	D3020	<b>Unit Heater</b>	Hydronic	85 MBH	Shady Grove Middle School / Main Building	Building services- B120	Trane	Inaccessible	Inaccessible			
7	10308622	D3020	<b>Unit Heater [PUH-1]</b>	Hydronic	85 MBH	Shady Grove Middle School / Main Building	Mechanical Room - B126	Trane	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10308765	D3020	<b>Boiler Supplemental Components</b>	Chemical Feed System		Shady Grove Middle School / Main Building	Mechanical Room - B126				2016		
9	10308647	D3020	<b>Boiler Supplemental Components</b> [ET-1]	Expansion Tank	210 GAL	Shady Grove Middle School / Main Building	Mechanical Room - B126	No dataplate	Inaccessible	Inaccessible	2016		
10	10308767	D3020	<b>Boiler Supplemental Components</b> [ET-1]	Expansion Tank	211 GAL	Shady Grove Middle School / Main Building	Mechanical Room - B126	Wessels Company	Illegible	Illegible	2016		
11	10308687	D3020	<b>Boiler Supplemental Components</b> [ET-2]	Expansion Tank	210 GAL	Shady Grove Middle School / Main Building	Mechanical Room - B126	No dataplate	Inaccessible	Inaccessible	2016		
12	10308761	D3030	<b>Chiller</b> [CH-1]	Water-Cooled	300 TON	Shady Grove Middle School / Main Building	Mechanical Room - B126	Trane	CVHS300	L16F02928	2016		
13	10308706	D3030	<b>Cooling Tower</b> [CT-1]	(Typical) Open Circuit	232 TON	Shady Grove Middle School / Main Building	Building Exterior	Evapco	LPT-8112	16-732608	2016		
14	10308712	D3030	<b>Computer Room AC Unit</b> [ACCU-14]	Air-Cooled, CRAC Drycooler/Condenser	40 TON	Shady Grove Middle School / Main Building	Roof	Trane	RAUJC404BC13000000000	C15E03199	2015		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10308807	D3030	<b>Computer Room AC Unit</b> [ACCU-7]	Air-Cooled, CRAC Drycooler/Condenser	20 TON	Shady Grove Middle School / Main Building	Roof	Trane	RAUJC204BC13000000000	C15603200	2015		
16	10308792	D3030	<b>Heat Pump</b>	Water Source, 5 TON		Shady Grove Middle School / Main Building	Building Exterior	Daikin Industries	REYQ72PBTJ	Illegible	2016		
17	10308790	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	Inaccessible	Inaccessible	2016		
18	10308798	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	Inaccessible	2016		
19	10308827	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	3 TON	Shady Grove Middle School / Main Building	Roof	Trane	4TTA3036B4000AA	15062MRG3F	2015		
20	10308800	D3030	<b>Split System</b>	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	Inaccessible	Inaccessible	2016		
21	10308693	D3030	<b>Split System</b> [ACC-1]	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	TTR018C100A1	J44247793			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10308723	D3030	<b>Split System</b> [ACC-2]	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	TTR018C100A1	J44247767			
23	10308675	D3030	<b>Split System</b> [ACC-3]	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	Illegible	Illegible			
24	10308749	D3030	<b>Split System</b> [ACCU-10]	Condensing Unit/Heat Pump	2 TON	Shady Grove Middle School / Main Building	Roof	Trane	4TTR4024L1000AA	162143TPAF	2016		
25	10308714	D3030	<b>Split System</b> [ACCU-5]	Condensing Unit/Heat Pump	10 TON	Shady Grove Middle School / Main Building	Roof	Trane	TTA120E400AA	15055WP9YA	2015		
26	10308645	D3030	<b>Split System</b> [ACCU-6]	Condensing Unit/Heat Pump	10 TON	Shady Grove Middle School / Main Building	Roof	Trane	TTA120E400AA	14245T16YA	2014		
27	10308799	D3030	<b>Split System</b> [ACCU-9]	Condensing Unit/Heat Pump	1 TON	Shady Grove Middle School / Main Building	Roof	Trane	4TTR4018L1000AA	162035EGAF	2016		
28	10308757	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Shady Grove Middle School / Main Building	Roof	Friedrich	MR12Y	JDG914813			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10308835	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Shady Grove Middle School / Main Building	Roof	Friedrich	MR12Y3C	DGS14812			
30	10308810	D3030	<b>Split System Ductless</b>	Single Zone	1 TON	Shady Grove Middle School / Main Building	Roof	Fujitsu	AQU12RL2	EYN0 46587			
31	10308830	D3030	<b>Split System Ductless</b>	Single Zone	1.5 TON	Shady Grove Middle School / Main Building	Building Exterior	Mitsubishi Electric	MUZ-GS18NA	2001337 T	2022		
32	10308770	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator	3 TON	Shady Grove Middle School / Main Building	Building Exterior	Mitsubishi Electric	Illegible	ZZU02677A	2014		
33	10308662	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator	3 TON	Shady Grove Middle School / Main Building	Building Exterior	AAON, Inc.	CC-C-003-2-D-1	201405-CHCU06720	2014		
34	10308609	D3030	<b>Split System Ductless</b>	Single Zone, Condenser & Evaporator	3 TON	Shady Grove Middle School / Main Building	Building Exterior	Mitsubishi Electric	PUY-A36NHA4	Illegible	2014		
35	10308642	D3030	<b>Unit Ventilator</b>	approx/nominal 3 Ton		Shady Grove Middle School / Main Building	Throughout Building						33

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	10308729	D3050	<b>Pump</b> [P-1]	Distribution, HVAC Heating Water	20 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Bell & Gossett	Illegible	Illegible	2013		
37	10308839	D3050	<b>Pump</b> [P-2]	Distribution, HVAC Heating Water	20 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Bell & Gossett	Illegible	Illegible	2013		
38	10308763	D3050	<b>Pump</b> [P-3]	Distribution, HVAC Heating Water	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Paco	Illegible	Illegible	2013		
39	10308808	D3050	<b>Pump</b> [P-4]	Distribution, HVAC Heating Water	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Paco	Illegible	Illegible	2013		
40	10308815	D3050	<b>Pump</b> [P-5]	Distribution, HVAC Chilled or Condenser Water	10 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Paco	No dataplate	No dataplate	2016		
41	10308803	D3050	<b>Pump</b> [P-6]	Distribution, HVAC Chilled or Condenser Water	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Paco	No dataplate	No dataplate	2016		
42	10308679	D3050	<b>Pump</b> [P-7]	Distribution, HVAC Chilled or Condenser Water	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Paco	No dataplate	No dataplate	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
43	10308705	D3050	<b>Air Handler</b> [AHU-1]	Exterior AHU	12000 CFM	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
44	10308667	D3050	<b>Air Handler</b> [AHU-2]	Exterior AHU	7500 CFM	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
45	10308663	D3050	<b>Air Handler</b> [AHU-3]	Exterior AHU	7500 CFM	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
46	10308738	D3050	<b>Air Handler</b> [AHU-4]	Exterior AHU	7500 CFM	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
47	10308671	D3050	<b>Air Handler</b> [AHU-5]	Exterior AHU	15000 CFM	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate			
48	10308746	D3050	<b>Air Handler</b> [AHU-6]	Exterior AHU	16000 CFM	Shady Grove Middle School / Main Building	Roof	Trane	CSAA040UBL00	K15E41342	2015		
49	10308619	D3050	<b>Air Handler</b> [AHU-7]	Exterior AHU	4800 CFM	Shady Grove Middle School / Main Building	Roof	Trane	CSAA012UBL00	K15E41352	2015		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
50	10308639	D3050	<b>Make-Up Air Unit</b> [MAU-1]	MUA or MAU	8500 CFM	Shady Grove Middle School / Main Building	Roof	Trane	GRAA40P	F15E02391	2015		
51	10308740	D3050	<b>Packaged Unit</b> [RTU-1]	RTU, Pad or Roof-Mounted	6 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC067E4RUA0KP0EDA1060000000	162014362L	2016		
52	10308668	D3050	<b>Packaged Unit</b> [RTU-2]	RTU, Pad or Roof-Mounted	3 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC037E4R0A0KDE0A106000000008000000000	162014390L	2016		
53	10308768	D3050	<b>Packaged Unit</b> [RTU-3]	RTU, Pad or Roof-Mounted	3 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC037E4R0A0KDE0A106000000008000000000	162114572L	2016		
54	10308719	D3050	<b>Packaged Unit</b> [RTU-4]	RTU, Pad or Roof-Mounted	15 TON	Shady Grove Middle School / Main Building	Roof	Trane	THD180G4R0A04DCE0A106B000000000000000000000	162110770D	2016		
55	10308804	D3050	<b>Packaged Unit</b> [RTU-5]	RTU, Pad or Roof-Mounted	5 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC067E4RDA PUEDA 000000000000000000000	162019 76L	2016		
56	10308702	D3050	<b>Packaged Unit</b> [RTU-6]	RTU, Pad or Roof-Mounted	6 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC067	Illegible	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
57	10308677	D3050	<b>Packaged Unit</b> [RTU-7]	RTU, Pad or Roof-Mounted	5 TON	Shady Grove Middle School / Main Building	Roof	Trane	THC067E4R0P0EDA1060000000000000000000	162014348	2016		
58	10311550	D3050	<b>Variable Air Volume Unit</b>	VAV Box, 100 to 400 CFM		Shady Grove Middle School	Throughout				2016		20
59	10308782	D3060	<b>Axial Flow Fan</b> [SF-16]	In-Line, 10 HP Motor	40000 CFM	Shady Grove Middle School / Main Building	Mechanical Room - B126	Loren Cook Company	Inaccessible	Inaccessible			
60	10308629	D3060	<b>Exhaust Fan</b>	Centrifugal, 36"Damper	12000 CFM	Shady Grove Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
61	10308644	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	800 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
62	10308627	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	900 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	135 ACE	1053637755-01/0021101	2016		20
63	10308791	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	600 CFM	Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
64	10308753	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	600 CFM	Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
65	10308633	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	600 CFM	Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
66	10308750	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper		Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
67	10308636	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper	300 CFM	Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
68	10308769	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 12" Damper		Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
69	10308736	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1800 CFM	Shady Grove Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
70	10308650	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 16" Damper	1200 CFM	Shady Grove Middle School / Main Building	Roof	Inaccessible	Illegible	Illegible			
71	10308744	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 24" Damper	2250 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate	2016		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
72	10308733	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 28" Damper		Shady Grove Middle School / Main Building	Roof	Illegible	Illegible	Illegible			
73	10308806	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
74	10308695	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
75	10308756	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
76	10308635	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
77	10308717	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		
78	10308788	D3060	<b>Exhaust Fan</b>	Roof or Wall-Mounted, 42" Damper	20000 CFM	Shady Grove Middle School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2016		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
79	10308673	D3060	<b>Exhaust Fan</b> [ ]	Roof or Wall-Mounted, 24" Damper	2250 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company			2016		
80	10308826	D3060	<b>Exhaust Fan</b> [EF-20]	Roof or Wall-Mounted, 24" Damper	2250 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	No dataplate	No dataplate	2016		
81	10308838	D3060	<b>Exhaust Fan</b> [EF-25]	Roof or Wall-Mounted, 12" Damper	825 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	135 ACE	105SG37755-01/0000701	2016		
82	10308623	D3060	<b>Exhaust Fan</b> [EF-28]	Roof or Wall-Mounted, 12" Damper	750 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	135 ACE	1035637755-01/0002201	2016		
83	10308822	D3060	<b>Exhaust Fan</b> [EF-63]	Roof or Wall-Mounted, 24" Damper	2250 CFM	Shady Grove Middle School / Main Building	Roof	Loren Cook Company	225 ACE	105SG37755-01/0029401	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D40 Fire Protection</b>													
1	10308724	D4010	<b>Backflow Preventer</b>	Fire Suppression	6 IN	Shady Grove Middle School / Main Building	Mechanical Room - B126	Febco	805YD	9411181111			
2	10308681	D4010	<b>Fire Suppression System</b>	Commercial Kitchen, per LF of Hood		Shady Grove Middle School / Main Building	Kitchen						6
3	10308836	D4030	<b>Fire Extinguisher</b>	Type ABC, up to 20 LB		Shady Grove Middle School / Main Building	Throughout Building						20
4	10308829	D4030	<b>Fire Extinguisher</b>	Wet Chemical/CO2		Shady Grove Middle School / Main Building	Kitchen						

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D50 Electrical</b>													
1	10308654	D5010	<b>Generator</b>	Gas or Gasoline	105 KW	Shady Grove Middle School / Main Building	Building Exterior	Kohler	Inaccessible	Inaccessible	2026		
2	10308745	D5010	<b>Solar Power</b>	Inverter	7500 WATTS	Shady Grove Middle School / Main Building	Roof	Solar edge	SE120KUS	Illegible	2024		
3	10308786	D5010	<b>Solar Power</b>	Inverter	7500 WATTS	Shady Grove Middle School / Main Building	Roof	Solar edge	SE120KUS	SJ2822-07E052C54-03	2024		
4	10308747	D5010	<b>Solar Power</b>	Inverter	7500 WATTS	Shady Grove Middle School / Main Building	Roof	Solar edge	SE120KUS	SJ2922 - 07E052EC8-79	2024		
5	10308692	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Kohler	Inaccessible	Inaccessible	2026		
6	10308718	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Generac	No dataplate	No dataplate			
7	10308620	D5010	<b>Automatic Transfer Switch</b>	ATS	100 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Olympian			2026		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10308816	D5020	<b>Secondary Transformer</b>	Dry, Stepdown	30 KVA	Shady Grove Middle School / Main Building	Mechanical Room - B126	Cutler-Hammer					
9	10308703	D5020	<b>Secondary Transformer</b> [DT-3]	Dry, Stepdown	30 KVA	Shady Grove Middle School / Main Building	Mechanical Room - B126	Cutler-Hammer					
10	10308659	D5020	<b>Secondary Transformer</b> [DT-3]	Dry, Stepdown	225 KVA	Shady Grove Middle School / Main Building	Mechanical Room - D104	Challenger					
11	10308778	D5020	<b>Switchboard</b>	277/480 V	2500 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Challenger			1994		
12	10308823	D5020	<b>Distribution Panel</b> [H2E SEC1]	277/480 V	400 AMP	Shady Grove Middle School / Main Building	Electrical Room - E219	Challenger					
13	10308777	D5020	<b>Distribution Panel</b> [H2E SEC2]	277/480 V	400 AMP	Shady Grove Middle School / Main Building	Electrical Room - E219	Challenger			1994		
14	10308610	D5020	<b>Distribution Panel</b> [MDP1]	277/480 V	800 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Challenger					

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10308696	D5020	<b>Distribution Panel</b> [MDP2]	277/480 V	800 AMP	Shady Grove Middle School / Main Building	Mechanical Room - B126	General Electric					
16	10308708	D5020	<b>Distribution Panel</b> [MDP3]	120/208 V	600 AMP	Shady Grove Middle School / Main Building	Electrical Room - E122	Challenger					
17	10308626	D5020	<b>Distribution Panel</b> [MDP4]	277/480 V	800 AMP	Shady Grove Middle School / Main Building	Mechanical Room - D104	Challenger					
18	10308634	D5020	<b>Distribution Panel</b> [MDP5]	120/208 V	600 AMP	Shady Grove Middle School / Main Building	Mechanical Room - D104	Challenger					
19	10308689	D5030	<b>Variable Frequency Drive</b> [AHU-7]	VFD, by HP of Motor	15 HP	Shady Grove Middle School / Main Building	Roof	Trane	No dataplate	No dataplate	2016		
20	10308758	D5030	<b>Variable Frequency Drive</b> [P-1]	VFD, by HP of Motor	20 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Trane	178L0665	759204Y285	2013		
21	10308625	D5030	<b>Variable Frequency Drive</b> [P-10]	VFD, by HP of Motor	5 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	174Z2862	916904Y196	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
22	10308772	D5030	<b>Variable Frequency Drive</b> [P-11]	VFD, by HP of Motor	5 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	174Z2862	917004Y196	2017		
23	10308834	D5030	<b>Variable Frequency Drive</b> [P-2]	VFD, by HP of Motor	20 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Trane	178U0665	759304Y285	2013		
24	10308751	D5030	<b>Variable Frequency Drive</b> [P-3]	VFD, by HP of Motor	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	177U9498	919702Y196			
25	10308664	D5030	<b>Variable Frequency Drive</b> [P-4]	VFD, by HP of Motor	20 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	177U9498	919802Y196			
26	10308670	D5030	<b>Variable Frequency Drive</b> [P-5]	VFD, by HP of Motor	10 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	174Z2417	916604Y196	2016		
27	10308752	D5030	<b>Variable Frequency Drive</b> [P-6]	VFD, by HP of Motor	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	177U9498	919902Y196	2019		
28	10308771	D5030	<b>Variable Frequency Drive</b> [P-7]	VFD, by HP of Motor	15 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	177U9498	920002Y196	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
29	10308631	D5030	<b>Variable Frequency Drive</b> [P-8]	VFD, by HP of Motor	5 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	174Z2862	916704Y196	2016		
30	10308637	D5030	<b>Variable Frequency Drive</b> [P-9]	VFD, by HP of Motor	5 HP	Shady Grove Middle School / Main Building	Mechanical Room - B126	Danfoss	174Z2862	916804Y196	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10308697	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Shady Grove Middle School / Main Building	Vestibule	Honeywell	No dataplate				No dataplate
2	10308652	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		Shady Grove Middle School / Main Building	Mechanical Room - B126	Honeywell	No dataplate				No dataplate

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10308685	E1030	<b>Laundry Equipment</b>	Washer, Commercial	50 LB	Shady Grove Middle School / Main Building	Laundry Room - A112	Unimac	US50MN2FU10001	0595060286			
2	10308616	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 1-Bowl		Shady Grove Middle School / Main Building	Kitchen						2
3	10308674	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 2-Bowl		Shady Grove Middle School / Main Building	Kitchen						
4	10308787	E1030	<b>Foodservice Equipment</b>	Commercial Kitchen, 3-Bowl		Shady Grove Middle School / Main Building	Kitchen						
5	10308825	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Shady Grove Middle School / Main Building	Kitchen	Blodgett	No dataplate	No dataplate			
6	10308794	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double		Shady Grove Middle School / Main Building	Kitchen	Blodgett	HV100	No dataplate			
7	10308707	E1030	<b>Foodservice Equipment</b>	Deep Fryer		Shady Grove Middle School / Main Building	Kitchen	Frymaster	FMH50BLCSC	94121A0012			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
8	10308780	E1030	<b>Foodservice Equipment</b>	Deep Fryer		Shady Grove Middle School / Main Building	Kitchen	Frymaster	FMH50BLCSC	9412160003			
9	10308774	E1030	<b>Foodservice Equipment</b>	Deep Fryer		Shady Grove Middle School / Main Building	Kitchen	Frymaster	FMH50BLCSC	94121A0013			
10	10308630	E1030	<b>Foodservice Equipment</b>	Exhaust Hood, 8 to 10 LF		Shady Grove Middle School / Main Building	Kitchen	Gaylord	Illegible	Illegible			
11	10308783	E1030	<b>Foodservice Equipment</b>	Food Warmer, Proofing Cabinet on Wheels		Shady Grove Middle School / Main Building	Kitchen	Metro	No dataplate	No dataplate			
12	10308656	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Shady Grove Middle School / Main Building	Kitchen	Delfield	No dataplate	No dataplate			
13	10308779	E1030	<b>Foodservice Equipment</b>	Food Warmer, Tabletop Drawers (Set of 4)		Shady Grove Middle School / Main Building	Kitchen	Delfield					
14	10308710	E1030	<b>Foodservice Equipment</b>	Freezer, Chest		Shady Grove Middle School / Main Building	Kitchen	Continental Refrigerator	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10308716	E1030	<b>Foodservice Equipment</b>	Icemaker, Freestanding		Shady Grove Middle School / Main Building	Kitchen	Manitowoc	No dataplate	No dataplate			
16	10308665	E1030	<b>Foodservice Equipment</b>	Range, 2-Burner		Shady Grove Middle School / Main Building	Kitchen	Garland	L-40-17ES	409048			
17	10308748	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		Shady Grove Middle School / Main Building	Kitchen	Delfield	SLHPT29-SHSH	314759-T			
18	10308617	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		Shady Grove Middle School / Main Building	Kitchen	Delfield	SLHPT29-SHSH	314760-T			
19	10308661	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		Shady Grove Middle School / Main Building	Kitchen	Delfield	SLR56-SH	314753-T			
20	10308784	E1030	<b>Foodservice Equipment</b>	Steam Kettle		Shady Grove Middle School / Main Building	Kitchen	CLEVELAND MANITOWIC	KGL-40	WT5177-958-01			
21	10308624	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refigerator/Freezer		Shady Grove 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	10308831	E1030	<b>Foodservice Equipment</b>	Walk-In, Condenser for Refrigerator/Freezer		Shady Grove Middle School / Main Building	Roof	BOHN	BHT010X6REM	T16H10228	2016		
23	10308725	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Shady Grove Middle School / Main Building	Kitchen	BOHN	ADT090AWMC2K	T14H09811	2014		
24	10308789	E1030	<b>Foodservice Equipment</b>	Walk-In, Evaporator for Refrigerator/Freezer		Shady Grove Middle School / Main Building	Kitchen	BOHN	LET0901F	D94K01455			
25	10308680	E1030	<b>Foodservice Equipment</b>	Walk-In, Freezer		Shady Grove Middle School / Main Building	Kitchen	Thermocool	No dataplate	No dataplate			
26	10308731	E1030	<b>Foodservice Equipment</b>	Walk-In, Refrigerator		Shady Grove Middle School / Main Building	Kitchen	Thermocool	TK-3476-WF-L	26631/RGNL			
27	10308811	E1040	<b>Ceramics Equipment</b>	Kiln		Shady Grove Middle School / Main Building	Kiln - D122						2
28	10308732	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		Shady Grove Middle School / Main Building	1st floor corridor						2