FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
45 West Gude Drive, Suite 4000
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Mr. Greg Kellner

White Oak Middle School
12201 New Hampshire Avenue
Silver Spring, MD 20904

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BV PROJECT #:
172559.25R000-176.354

DATE OF REPORT:
August 20, 2025 (original)
September 24, 2025 (revised)

ON SITE DATE:
April 23, 2025 (original)
September 4, 2025 (additional)

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Middle school campus
Number of Buildings	1
Main Address	12201 New Hampshire Avenue, Silver Spring, MD 20904
Site Developed	1962/ 1993
Outside Occupants / Leased Spaces	None
Date(s) of Visit	April 23-25, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Chris Ledbetter
Reviewed By	Daniel White, *Technical Report Reviewer for,* Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The building was originally constructed in 1962. The property is used as a middle school. The building is slightly over 141,000 square feet with commercial kitchen, gymnasium, media center, restrooms, cafeteria, classrooms and interior hallways. Recent renovations include a new PA system throughout the school and HVAC upgrades.

Architectural

In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope and components were observed to be performing adequately. The roof is in fair condition with no roof leaks reported. The Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC consists of a central system with boilers, chillers, air handlers, and fan coil units. Supplemental systems include package units and ductless split system. The rooftop packaged units, exhaust ventilation units, and ductless mini-split units were replaced as part of a recent HVAC system upgrade.

Plumbing systems generally consist of copper supply piping and cast-iron waste pipe. The plumbing infrastructure is original to the construction of the property in 1962. 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.

The electrical system was replaced in 1993, as evidenced by manufacture dates on the electrical panels, and the building electrical system appeared to be overall in fair condition.

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.

Site

Site maintenance appears to be good, and site improvements and landscaping are generally in good condition. Sidewalks have some areas of cracking and recommended to be repaired to prevent trip hazards. The playground and play structures are in fair condition. The chain link fencing is in good condition. Site lighting consist of HPS pole lights throughout.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

Each general and specialty classroom had an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface.

Each general and specialty classroom had storage for classroom materials or access to conveniently located storage.

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.589355.

Immediate Needs

There are no immediate needs to report.

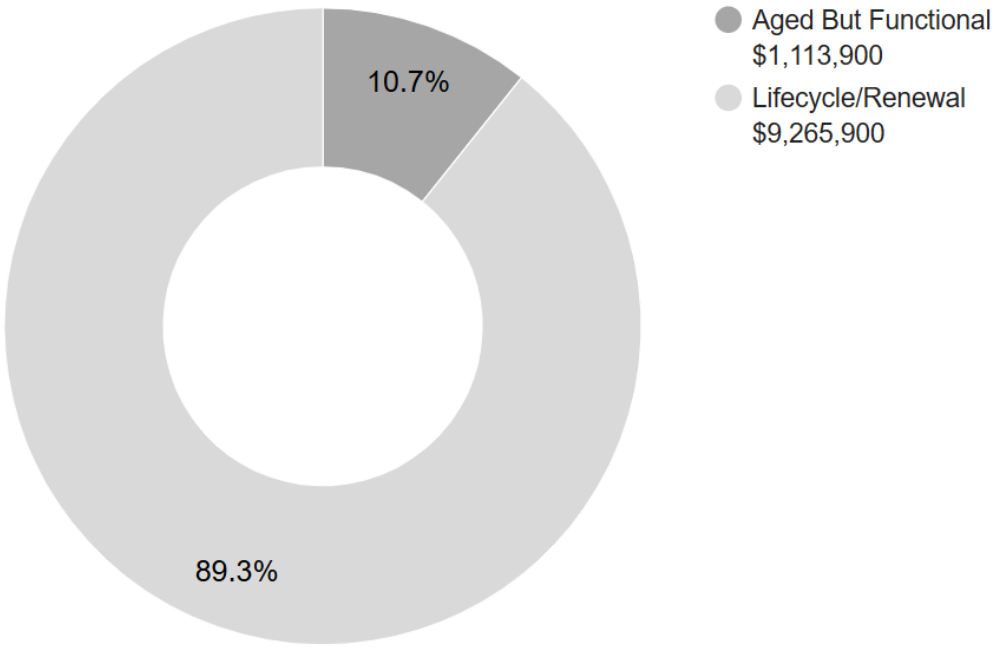
Key Findings

There are no key findings to report.

Plan Types

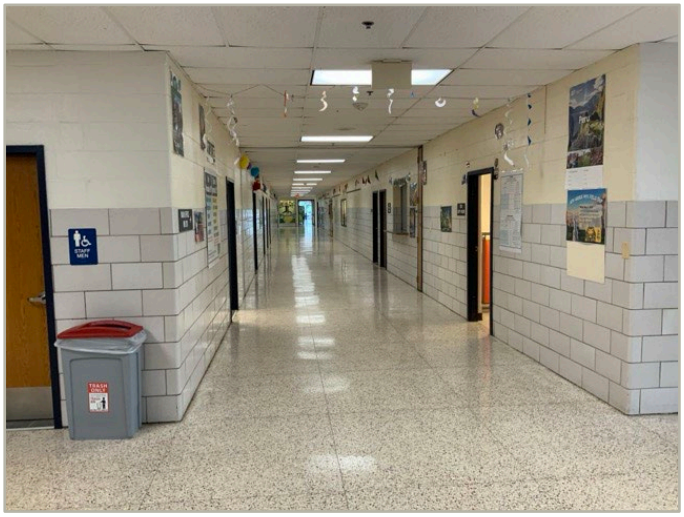
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one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

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



10-YEAR TOTAL: $10,379,800

2. Building Information



Building: Systems Summary		
Address	12201 New Hampshire Avenue, Silver Spring, MD 20904	
Constructed/Renovation	1962/1992	
Building Area	141,163 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, sports wood flooring Ceilings: Painted gypsum board, ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$104,000	$104,000
Facade	-	-	-	$66,700	$406,200	$472,900
Roofing	-	-	-	$130,100	$1,425,800	$1,555,900
Interiors	-	-	$350,000	$705,200	$1,766,100	$2,821,300
Conveying	-	$5,300	$81,100	-	$24,200	$110,700
Plumbing	-	$40,100	$3,500	$2,107,700	$324,900	$2,476,200
HVAC	-	$667,600	$399,900	$1,619,300	$610,000	$3,296,800
Fire Protection	-	-	$186,900	$5,400	-	$192,300
Electrical	-	-	$82,600	$1,829,900	$82,700	$1,995,300
Fire Alarm & Electronic Systems	-	-	$490,900	$661,200	$743,100	$1,895,200
Equipment & Furnishings	-	$36,900	$103,300	$372,700	$271,400	$784,300
TOTALS (3% inflation)	**-**	**$749,900**	**$1,698,200**	**$7,498,100**	**$5,758,600**	**$15,704,800**

3. Site Summary

Site Information		
Site Area	17.3 acres (estimated)	
Parking Spaces	115 total spaces all in open lots; 6 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Chain link and metal tube fencing Playgrounds and sports fields and courts Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Brick retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: HPS	Fair
Ancillary Structures	None	--

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	$79,500	$79,500
Equipment & Furnishings	-	-	-	-	$1,400	$1,400
Site Pavement	-	-	$50,300	$58,300	$656,500	$765,100
Site Development	-	-	$207,400	$83,700	$723,600	$1,014,700
Site Utilities	-	-	-	$33,900	-	$33,900
TOTALS (3% inflation)	**-**	**-**	**$257,700**	**$175,900**	**$1,460,900**	**$1,894,500**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1962	No	No
Building	1962	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of White Oak Middle School, 12201 New Hampshire Avenue, Silver Spring, MD 20904, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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8. Appendices

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

Appendix A:
Photographic Record

Photographic Overview

1 - FRONT ELEVATION

2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - RIGHT ELEVATION

5 - MAIN ROOF

6 - ROOF DRAINAGE

Photographic Overview

7 - MAIN PARKING LOT

8 - SITE AREA

9 - SITE FENCING

10 - SITE STAIRS

11 - ATHLETIC SURFACES AND COURTS

12 - BASEBALL FIELD

Photographic Overview

13 - INTERIOR HALLWAY

14 - CLASSROOM

15 - MAIN KITCHEN

16 - CAFETERIA

17 - BOILER ROOM

18 - GYMNASIUM

Photographic Overview

19 - MEDIA CENTER

20 - MAIN OFFICE

21 - BOILER

22 - COOLING TOWER

23 - LIQUID CHILLER

24 - AIR HANDLER

Photographic Overview

25 - AIR COOLED CHILLER

26 - PACKAGED UNIT

27 - FAN COIL UNIT

28 - PUMP

29 - EXHAUST FAN

30 - SPLIT SYSTEM

Photographic Overview

31 - UNIT HEATER

32 - TYPICAL WATER HEATER

33 - URINAL

34 - TOILET

35 - TYPICAL SINK

36 - COMMERICAL SINK

Photographic Overview

37 - SWITCHBOARD

38 - AUTOMATIC TRANSFER SWITCH

39 - SECONDARY TRANSFORMER

40 - PASSENGER ELEVATOR

41 - FIRE ALARM PANEL

42 - FIRE SUPPRESSION SYSTEM

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-176.354	White Oak Middle School
Source	**On-Site Date**
Google	April 23, 2025

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: White Oak Middle School

Name of person completing form:

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 4/11/2025

Phone Number:

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: 1962	Renovated:	
2	Building size in SF	147,500 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	1992	
		Electrical	1992	
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New cooling tower 2022		
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			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: White Oak Middle School

BV Project Number: 172559.25R000-176.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR RAMP

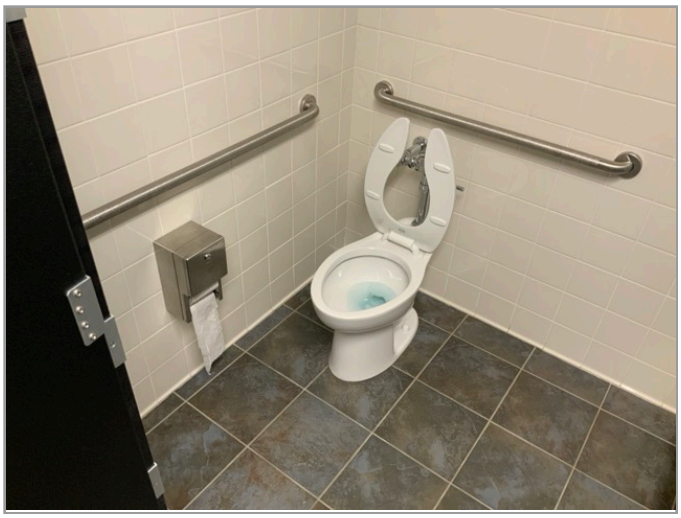
DOOR HARDWARE

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

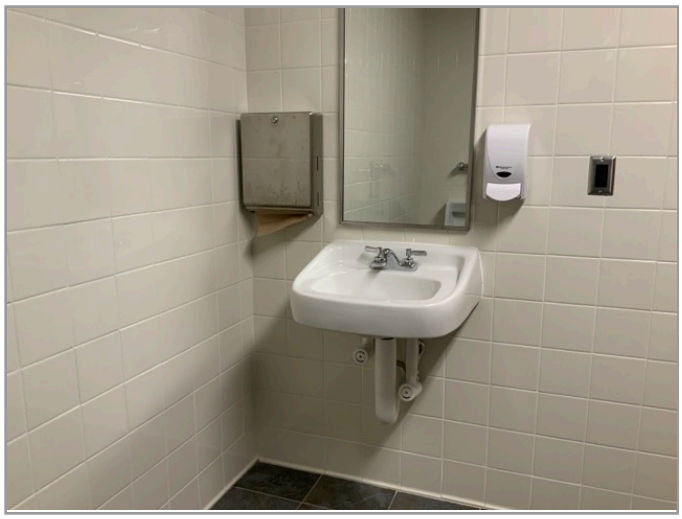
7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?	X			
8	Do public transaction areas have an accessible, lowered service counter section ?	X			
9	Do public telephones appear mounted with an accessible height and location ?	X			
10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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO ATHLETIC FIELD

OVERVIEW OF FIELD

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

Appendix E:
Component Condition Report

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	141,163 SF	22	9287936
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	141,163 SF	22	9287952
B1080	Stairwells	Fair	Stairs, Metal or Pan-Filled, Interior	1,200 SF	20	9287930
Facade						
B2010		Good	Exterior Walls, Stucco, Maintain	5,580 SF	7	9319114
B2010	Exterior wall	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	17,680 SF	7	9319113
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	175	15	9287964
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	12	12	9287994
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	21	15	9287957
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	9,500 SF	10	9287949
B3010	Roof	Fair	Roofing, Built-Up	65,369 SF	15	9287935
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	200 LF	10	9288063
Interiors						
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	30	20	9287990
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	20	9287915
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	105,000 SF	12	9287982
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	13	10	9287919
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	300 LF	10	9288005
C2010	Throughout Building	Fair	Wall Finishes, Ceramic Tile	6,500 SF	20	9287996
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	141,163 SF	5	9288017
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	6,776 SF	5	9287944
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	6,776 SF	15	9287913
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	73,000 SF	10	9287932
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	7,500 SF	5	9288035
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	20	9288064
C2030	Restrooms	Fair	Flooring, Ceramic Tile	5,500 SF	20	9288020

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Conveying						
D1010	Elevator Room	Fair	Elevator Controls, Automatic, 1 Car	1	2	9288036
D1010	2nd floor	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	12	9287989
D1010	Elevator Room	Fair	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	5	9288041
Plumbing						
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	15	9288026
D2010	Throughout Building	Fair	Urinal, Standard	20	15	9287975
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	10	8	9287973
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	45	15	9288031
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	13	9287968
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water [P-10]	1	2	9288003
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (400 MBH)	1	13	9287976
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	141,163 SF	10	9287929
D2010	Janitor closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	3	10	9287945
D2010	Kitchen	Fair	Sink/Lavatory, Pedestal, Vitreous China	3	15	9288029
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	3	9288053
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water [P-9]	1	2	9288073
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	46	15	9288057
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	2	9287980
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	3	9288060
D3020	Boiler Room	Fair	Boiler Supplemental Components, Chemical Feed System	1	8	9287948
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	7	9287920
D3020	Boiler Room	Fair	Unit Heater, Hydronic	1	2	9287979
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	3	9287997
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287981
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287960
D3030	Roof	Excellent	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON [CU17]	1	15	9762402
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287940

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Chiller, Air-Cooled	1	2	9287953
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	9288043
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287972
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9288007
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287969
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9288011
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287958
D3030	Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	2	9288048
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	2	9287988
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit [CT-1]	1	22	9288045
D3030	Boiler Room	Fair	Chiller, Water-Cooled	1	2	9288009
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-7]	1	2	9288016
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-8]	1	2	9287992
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-4]	1	2	9287928
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	2	9288010
D3050	Throughout Building	Excellent	HVAC System, Ductwork, Medium Density	141,163 SF	30	9762405
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	10	10	9287912
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWS-5]	1	2	9287961
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [AHU15]	1	20	9762393
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-11]	1	2	9287942
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	2	9287924
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CHWS-2]	1	2	9288032
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	2	9288054
D3050	Throughout Building	Fair	Fan Coil Unit, Hydronic Terminal	4	4	9287967
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [AHU13]	1	20	9762409
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU7]	1	20	9762397
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-10]	1	2	9287931
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	2	9288034
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON [AHU12]	1	20	9762395

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	2	9287963
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON [AHU14]	1	20	9762412
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	2	9288015
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [HWP-3]	1	2	9288075
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CHWS-1]	1	2	9287999
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON [RTU1]	1	20	9762411
D3050	Roof	Fair	Air Handler, Exterior AHU	1	2	9288019
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-12]	1	2	9288024
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [CWS-6]	1	2	9287987
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	141,163 SF	20	9288037
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-13]	1	2	9288069
D3050	Roof	Excellent	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [RTU2]	1	20	9762410
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON [RTU-1]	1	18	9288025
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	4	10	9287922
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	6	2	9288061
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F37]	1	20	9762400
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	6	12	9287984
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F42]	1	20	9762404
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM [F8]	1	20	9762398
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F43]	1	20	9762392
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F37]	1	20	9762406
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F47]	1	20	9762407
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F40]	1	20	9762403
D3060	Boiler Room	Fair	Axial Flow Fan, In-Line, 2 HP Motor	1	5	9288044
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F9]	1	20	9762408
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	3	2	9287974
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 42" Damper	7	3	9287941
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F38]	1	20	9762396
D3060	Roof	Excellent	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM [F41]	1	20	9762394

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Boiler Room	Fair	Backflow Preventer, Fire Suppression	1	4	9288074
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	141,163 SF	5	9288014
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	10 LF	10	9288072
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS #1]	1	10	9288030
D5010	Building Exterior	Fair	Generator, Diesel	1	12	9288050
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS#2]	1	10	9288042
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	10	9287916
D5020	Boiler Room	Fair	Switchboard, 277/480 V	1	4	9287985
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9288008
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	10	9288066
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	10	9287946
D5020	Electrical Room	Fair	Switchboard, 277/480 V	1	10	9287934
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	5	9288022
D5030	Building Exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [CT1 VFD]	1	10	9287947
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	141,163 SF	10	9287910
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement	20	10	9287923
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	141,163 SF	10	9288012
Fire Alarm & Electronic Systems						
D6020	Throughout Building	Fair	Low Voltage System, Phone & Data Lines	141,163 SF	10	9287925
D6060	Throughout	Excellent	Intercom/PA System, Public Address Upgrade, Facility-Wide	141,163 SF	20	9762399
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	141,163 SF	20	9287955
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	141,163 SF	8	9287959
D7050	Boiler Room	Fair	Fire Alarm Panel, Fully Addressable	1	8	9287998
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	141,163 SF	5	9287914
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9288021
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	4	9287962

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Tabletop	1	4	9288028
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	13	9288027
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9288046
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	2	8	9287938
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	4	9287956
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, Chest	1	4	9287950
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	8	9288039
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	15	9288023
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9287954
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9287993
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	2	9287911
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9287921
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	4	9288070
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	9288056
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	4	9288040
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	9288062
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	9288059
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	4	9288068
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	8	9288006
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9287927
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	4	9288047
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	15	9288051
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	2	9288049
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	4	9288071
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	4	9288065
E1040	Throughout Building	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	2	5	9287970
E1040	Classroom	Fair	Laboratory Equipment, Sink, 1-Bowl	13	8	9287951
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	15	9288001
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	6	15	9287978

Component Condition Report | White Oak Middle School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	200 LF	10	9287991
E2010	Gymnasium	Fair	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat)	200	10	9287977

Component Condition Report | White Oak Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Fair	Stairs, Concrete, Exterior	800 SF	20	9288052
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	8	12	9288055
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	102,300 SF	12	9288004
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	102,300 SF	3	9287939
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	12,500 SF	25	9287937
Athletic, Recreational & Playfield Areas						
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	17,000 SF	12	9287933
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	9	6	9287983
G2050	Tennis court	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	25,422 SF	5	9288002
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	17,000 SF	3	9288000
G2050	Tennis court	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	25,422 SF	5	9287943
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	3	5	9287971
G2050	Tennis court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	4	10	9288067
Sitework						
G2060	Basketball Court	Fair	Fences & Gates, Fence, Chain Link 8'	300 LF	8	9287917
G2060	Site	Fair	Retaining Wall, Brick/Stone	1,200 SF	20	9287926
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	5	12	9288058
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	20	9288013
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	4	5	9287965
G2060	Site	Fair	Flagpole, Metal	1	15	9288033
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	300 LF	20	9288038

Component Condition Report | White Oak Middle School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	9287986
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	3	5	9287918
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	10	9287995
G2060	Tennis court	Fair	Fences & Gates, Fence, Chain Link 8'	660 LF	20	9287966
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	6	10	9288018

Appendix F:
Replacement Reserves

Replacement Reserves Report

9/24/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
White Oak Middle School / Main Building	$0	$0	$749,950	$387,918	$173,666	$1,136,677	$0	$106,508	$497,145	$0	$5,376,779	$0	$712,339	$73,867	$38,995	$2,743,211	$0	$223,160	$59,245	$67,335	$3,978,397	**$16,325,191**
White Oak Middle School / Site	$0	$0	$0	$58,663	$0	$199,084	$51,046	$0	$77,507	$0	$47,306	$0	$606,676	$78,838	$0	$241,535	$0	$0	$91,395	$0	$442,497	**$1,894,547**
Grand Total	**$0**	**$0**	**$749,950**	**$446,581**	**$173,666**	**$1,335,762**	**$51,046**	**$106,508**	**$574,653**	**$0**	**$5,424,085**	**$0**	**$1,319,014**	**$152,705**	**$38,995**	**$2,984,745**	**$0**	**$223,160**	**$150,640**	**$67,335**	**$4,420,894**	**$18,219,738**

White Oak Middle School / Main Building

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	9287930	Stairs, Metal or Pan-Filled, Interior, Replace	50	30	20	1200	SF	$48.00	$57,600																					$57,600	**$57,600**
B2010	9319114	Exterior Walls, Stucco, Maintain	10	3	7	5580	SF	$3.82	$21,316								$21,316										$21,316				**$42,631**
B2010	9319113	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	13	7	17680	SF	$1.86	$32,885								$32,885														**$32,885**
B2020	9287964	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	175	EA	$950.00	$166,250																$166,250						**$166,250**
B2050	9287994	Exterior Door, Steel, Commercial, Replace	40	28	12	12	EA	$4,060.00	$48,720													$48,720									**$48,720**
B2050	9287957	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	21	EA	$1,300.00	$27,300																$27,300						**$27,300**
B3010	9287949	Roofing, Modified Bitumen, Replace	20	10	10	9500	SF	$10.00	$95,000											$95,000											**$95,000**
B3010	9287935	Roofing, Built-Up, Replace	25	10	15	65369	SF	$14.00	$915,166																$915,166						**$915,166**
B3020	9288063	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	10	10	200	LF	$9.00	$1,800											$1,800											**$1,800**
C1030	9287990	Interior Door, Steel, Standard, Replace	40	20	20	30	EA	$600.00	$18,000																					$18,000	**$18,000**
C1030	9287915	Interior Door, Wood, Solid-Core, Replace	40	20	20	60	EA	$700.00	$42,000																					$42,000	**$42,000**
C1070	9287982	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	13	12	105000	SF	$3.50	$367,500													$367,500									**$367,500**
C1090	9287919	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	13	EA	$750.00	$9,750											$9,750											**$9,750**
C1090	9288005	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	300	LF	$500.00	$150,000											$150,000											**$150,000**
C2010	9287996	Wall Finishes, Ceramic Tile, Replace	40	20	20	6500	SF	$18.00	$117,000																					$117,000	**$117,000**
C2010	9288017	Wall Finishes, any surface, Prep & Paint	10	5	5	141163	SF	$1.50	$211,745						$211,745										$211,745						**$423,489**
C2030	9288064	Flooring, Quarry Tile, Replace	50	30	20	2000	SF	$26.00	$52,000																					$52,000	**$52,000**
C2030	9288020	Flooring, Ceramic Tile, Replace	40	20	20	5500	SF	$18.00	$99,000																					$99,000	**$99,000**
C2030	9287932	Flooring, Vinyl Tile (VCT), Replace	15	5	10	73000	SF	$5.00	$365,000											$365,000											**$365,000**
C2030	9288035	Flooring, Carpet, Commercial Standard, Replace	10	5	5	7500	SF	$7.50	$56,250						$56,250										$56,250						**$112,500**
C2030	9287944	Flooring, Maple Sports Floor, Refinish	10	5	5	6776	SF	$5.00	$33,880						$33,880										$33,880						**$67,760**
C2030	9287913	Flooring, Maple Sports Floor, Replace	30	15	15	6776	SF	$17.00	$115,192																$115,192						**$115,192**
D1010	9288036	Elevator Controls, Automatic, 1 Car, Replace	20	18	2	1	EA	$5,000.00	$5,000			$5,000																			**$5,000**
D1010	9288041	Passenger Elevator, Hydraulic, 3 Floors, Renovate	30	25	5	1	EA	$70,000.00	$70,000						$70,000																**$70,000**
D1010	9287989	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	13	12	1	EA	$17,000.00	$17,000													$17,000									**$17,000**
D2010	9288003	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	$13,600.00	$13,600			$13,600																			**$13,600**
D2010	9288073	Pump, Circulation/Booster, Domestic Water, Replace	25	23	2	1	EA	$13,600.00	$13,600			$13,600																			**$13,600**
D2010	9287968	Water Heater, Gas, Commercial (400 MBH), Replace	20	7	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D2010	9287976	Water Heater, Gas, Commercial (400 MBH), Replace	20	7	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D2010	9288053	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$3,200.00	$3,200				$3,200																		**$3,200**
D2010	9287929	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	30	10	141163	SF	$11.00	$1,552,793											$1,552,793											**$1,552,793**
D2010	9287973	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	10	EA	$1,200.00	$12,000									$12,000													**$12,000**
D2010	9287945	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	25	10	3	EA	$1,400.00	$4,200											$4,200											**$4,200**
D2010	9288031	Toilet, Commercial Water Closet, Replace	30	15	15	45	EA	$1,300.00	$58,500																$58,500						**$58,500**
D2010	9288057	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	46	EA	$1,700.00	$78,200																$78,200						**$78,200**
D2010	9288026	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	2	EA	$1,200.00	$2,400																$2,400						**$2,400**
D2010	9287975	Urinal, Standard, Replace	30	15	15	20	EA	$1,100.00	$22,000																$22,000						**$22,000**
D2010	9288029	Sink/Lavatory, Pedestal, Vitreous China, Replace	30	15	15	3	EA	$2,000.00	$6,000																$6,000						**$6,000**
D2060	9287980	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$10,600.00	$10,600			$10,600																			**$10,600**
D3020	9288060	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$135,000.00	$135,000				$135,000																		**$135,000**

Replacement Reserves Report

9/24/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3020	9287997	Boiler, Gas, HVAC, Replace	30	27	3	1	EA	$135,000.00	$135,000				$135,000																		**$135,000**
D3020	9287979	Unit Heater, Hydronic, Replace	20	18	2	1	EA	$1,700.00	$1,700			$1,700																			**$1,700**
D3020	9287920	Boiler Supplemental Components, Expansion Tank, Replace	40	33	7	1	EA	$32,400.00	$32,400								$32,400														**$32,400**
D3020	9287948	Boiler Supplemental Components, Chemical Feed System, Replace	15	7	8	1	EA	$11,700.00	$11,700									$11,700													**$11,700**
D3030	9288009	Chiller, Water-Cooled, Replace	25	23	2	1	EA	$43,800.00	$43,800			$43,800																			**$43,800**
D3030	9287953	Chiller, Air-Cooled, Replace	25	23	2	1	EA	$60,500.00	$60,500			$60,500																			**$60,500**
D3030	9287940	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800															$12,800				**$25,600**
D3030	9287981	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800															$12,800				**$25,600**
D3030	9287960	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300															$2,300				**$4,600**
D3030	9287972	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800															$12,800				**$25,600**
D3030	9288007	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300															$2,300				**$4,600**
D3030	9287969	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800															$12,800				**$25,600**
D3030	9288011	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$4,000.00	$4,000			$4,000															$4,000				**$8,000**
D3030	9287958	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$2,300.00	$2,300			$2,300															$2,300				**$4,600**
D3030	9288048	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$12,800.00	$12,800			$12,800															$12,800				**$25,600**
D3030	9287988	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$4,000.00	$4,000			$4,000															$4,000				**$8,000**
D3030	9288043	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$4,800				$4,800															$4,800			**$9,600**
D3030	9762402	Split System Ductless, Single Zone, Condenser & Evaporator, 1.5 to 2 TON, Replace	15	0	15	1	EA	$4,800.00	$4,800																$4,800						**$4,800**
D3050	9287992	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,800.00	$6,800			$6,800																			**$6,800**
D3050	9287961	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$7,600.00	$7,600			$7,600																			**$7,600**
D3050	9287928	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,800.00	$6,800			$6,800																			**$6,800**
D3050	9288032	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			**$22,000**
D3050	9288075	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,800.00	$6,800			$6,800																			**$6,800**
D3050	9287999	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$22,000.00	$22,000			$22,000																			**$22,000**
D3050	9287987	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	23	2	1	EA	$7,600.00	$7,600			$7,600																			**$7,600**
D3050	9288016	Pump, Distribution, HVAC Heating Water, Replace	25	23	2	1	EA	$6,800.00	$6,800			$6,800																			**$6,800**
D3050	9288037	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	20	20	141163	SF	$8.00	$1,129,304																					$1,129,304	**$1,129,304**
D3050	9288010	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3050	9287942	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$48,000.00	$48,000			$48,000																			**$48,000**
D3050	9287924	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D3050	9288054	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$11,000			$11,000																			**$11,000**
D3050	9287931	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$48,000.00	$48,000			$48,000																			**$48,000**
D3050	9288034	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D3050	9287963	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D3050	9288015	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$15,000			$15,000																			**$15,000**
D3050	9288019	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$48,000.00	$48,000			$48,000																			**$48,000**
D3050	9288024	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$48,000.00	$48,000			$48,000																			**$48,000**
D3050	9288069	Air Handler, Exterior AHU, Replace	20	18	2	1	EA	$48,000.00	$48,000			$48,000																			**$48,000**
D3050	9287967	Fan Coil Unit, Hydronic Terminal, Replace	20	16	4	4	EA	$2,530.00	$10,120					$10,120																	**$10,120**
D3050	9287912	Fan Coil Unit, Hydronic Terminal, Replace	20	10	10	10	EA	$2,530.00	$25,300											$25,300											**$25,300**
D3050	9288025	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	2	18	1	EA	$30,000.00	$30,000																			$30,000			**$30,000**
D3050	9762395	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	0	20	1	EA	$40,000.00	$40,000																					$40,000	**$40,000**
D3050	9762411	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	0	20	1	EA	$15,000.00	$15,000																					$15,000	**$15,000**
D3050	9762410	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	$7,500.00	$7,500																					$7,500	**$7,500**
D3050	9762393	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	0	20	1	EA	$15,000.00	$15,000																					$15,000	**$15,000**
D3050	9762409	Packaged Unit, RTU, Pad or Roof-Mounted, 16 to 20 TON, Replace	20	0	20	1	EA	$40,000.00	$40,000																					$40,000	**$40,000**

Replacement Reserves Report

9/24/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3050	9762397	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON, Replace	20	0	20	1	EA	$7,500.00	$7,500																					$7,500	**$7,500**
D3050	9762412	Packaged Unit, RTU, Pad or Roof-Mounted, 26 to 50 TON, Replace	20	0	20	1	EA	$75,000.00	$75,000																					$75,000	**$75,000**
D3060	9288044	Axial Flow Fan, In-Line, 2 HP Motor, Replace	20	15	5	1	EA	$3,500.00	$3,500						$3,500																**$3,500**
D3060	9288061	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	18	2	6	EA	$4,000.00	$24,000			$24,000																			**$24,000**
D3060	9287974	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	18	2	3	EA	$4,000.00	$12,000			$12,000																			**$12,000**
D3060	9287941	Exhaust Fan, Roof or Wall-Mounted, 42" Damper, Replace	20	17	3	7	EA	$11,000.00	$77,000				$77,000																		**$77,000**
D3060	9287922	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	4	EA	$2,400.00	$9,600											$9,600											**$9,600**
D3060	9287984	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	13	12	6	EA	$1,400.00	$8,400													$8,400									**$8,400**
D3060	9762403	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762396	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762406	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762392	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762398	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	0	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D3060	9762404	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762400	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	0	20	1	EA	$1,400.00	$1,400																					$1,400	**$1,400**
D3060	9762394	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762407	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D3060	9762408	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM, Replace	20	0	20	1	EA	$2,400.00	$2,400																					$2,400	**$2,400**
D4010	9288074	Backflow Preventer, Fire Suppression, Replace	30	26	4	1	EA	$10,500.00	$10,500					$10,500																	**$10,500**
D4010	9288014	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	141163	SF	$1.07	$151,044						$151,044																**$151,044**
D4010	9288072	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	10	LF	$400.00	$4,000											$4,000											**$4,000**
D5010	9288050	Generator, Diesel, Replace	25	13	12	1	EA	$58,000.00	$58,000													$58,000									**$58,000**
D5010	9288030	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$8,500.00	$8,500											$8,500											**$8,500**
D5010	9288042	Automatic Transfer Switch, ATS, Replace	25	15	10	1	EA	$12,000.00	$12,000											$12,000											**$12,000**
D5020	9287985	Switchboard, 277/480 V, Replace	40	36	4	1	EA	$45,000.00	$45,000					$45,000																	**$45,000**
D5020	9288022	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$20,000.00	$20,000						$20,000																**$20,000**
D5020	9288008	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$7,600.00	$7,600						$7,600																**$7,600**
D5020	9288066	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$65,000.00	$65,000											$65,000											**$65,000**
D5020	9287946	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$65,000.00	$65,000											$65,000											**$65,000**
D5020	9287934	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$135,000.00	$135,000											$135,000											**$135,000**
D5020	9287916	Switchboard, 277/480 V, Replace	40	30	10	1	EA	$45,000.00	$45,000											$45,000											**$45,000**
D5030	9287910	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	141163	SF	$2.50	$352,908											$352,908											**$352,908**
D5030	9287947	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$35,000.00	$35,000											$35,000											**$35,000**
D5040	9288012	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	141163	SF	$4.50	$635,234											$635,234											**$635,234**
D5040	9287923	Exterior Light, any type, w/ LED Replacement, Replace	20	10	10	20	EA	$400.00	$8,000											$8,000											**$8,000**
D6020	9287925	Low Voltage System, Phone & Data Lines, Replace	20	10	10	141163	SF	$1.50	$211,745											$211,745											**$211,745**
D6060	9287955	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	0	20	141163	SF	$1.65	$232,919																					$232,919	**$232,919**
D6060	9762399	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	0	20	141163	SF	$1.65	$232,919																					$232,919	**$232,919**
D7030	9287959	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	141163	SF	$2.00	$282,326									$282,326													**$282,326**
D7050	9287914	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	15	5	141163	SF	$3.00	$423,489						$423,489																**$423,489**
D7050	9287998	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$15,000									$15,000													**$15,000**
E1030	9288046	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				**$11,400**
E1030	9288021	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				**$11,400**
E1030	9287954	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				**$11,400**
E1030	9287911	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	13	2	1	EA	$6,300.00	$6,300			$6,300															$6,300				**$12,600**
E1030	9287921	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				**$11,400**

Replacement Reserves Report

9/24/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	9288049	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	13	2	1	EA	$5,700.00	$5,700			$5,700															$5,700				**$11,400**
E1030	9288071	Foodservice Equipment, Steamer, Freestanding, Replace	10	6	4	1	EA	$10,500.00	$10,500					$10,500										$10,500								**$21,000**
E1030	9288065	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	9287956	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$6,700.00	$6,700					$6,700															$6,700			**$13,400**
E1030	9287950	Foodservice Equipment, Freezer, Chest, Replace	15	11	4	1	EA	$1,800.00	$1,800					$1,800															$1,800			**$3,600**
E1030	9287962	Foodservice Equipment, Freezer, Chest, Replace	15	11	4	1	EA	$1,800.00	$1,800					$1,800															$1,800			**$3,600**
E1030	9288028	Foodservice Equipment, Steamer, Tabletop, Replace	10	6	4	1	EA	$7,000.00	$7,000					$7,000										$7,000								**$14,000**
E1030	9287993	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	9288070	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$8,280					$8,280										$8,280								**$16,560**
E1030	9288056	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	9288040	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	9288062	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700			**$3,400**
E1030	9288059	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700			**$3,400**
E1030	9288068	Foodservice Equipment, Tilting Skillet, Replace	20	16	4	1	EA	$24,500.00	$24,500					$24,500																		**$24,500**
E1030	9287927	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	1	EA	$4,600.00	$4,600					$4,600															$4,600			**$9,200**
E1030	9288047	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	1	EA	$1,700.00	$1,700					$1,700															$1,700			**$3,400**
E1030	9287938	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	2	EA	$4,500.00	$9,000									$9,000														**$9,000**
E1030	9288039	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	12	8	1	EA	$15,000.00	$15,000									$15,000														**$15,000**
E1030	9288006	Foodservice Equipment, Walk-In, Freezer, Replace	20	12	8	1	EA	$25,000.00	$25,000									$25,000														**$25,000**
E1030	9288027	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	2	13	1	EA	$6,300.00	$6,300														$6,300									**$6,300**
E1030	9288023	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	15	15	1	EA	$2,100.00	$2,100																$2,100							**$2,100**
E1030	9288051	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500							**$2,500**
E1040	9287951	Laboratory Equipment, Sink, 1-Bowl, Replace	30	22	8	13	EA	$1,725.00	$22,425									$22,425														**$22,425**
E1040	9287970	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	2	EA	$1,500.00	$3,000						$3,000										$3,000							**$6,000**
E1070	9288001	Gym Scoreboard, Electronic Standard, Replace	30	15	15	1	EA	$8,500.00	$8,500																$8,500							**$8,500**
E1070	9287978	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	15	15	6	EA	$7,830.00	$46,980																$46,980							**$46,980**
E2010	9287991	Casework, Cabinetry, Standard, Replace	20	10	10	200	LF	$300.00	$60,000											$60,000												**$60,000**
E2010	9287977	Bleachers, Telescoping Power-Operated, 16 to 30 Tier (per Seat), Replace	20	10	10	200	EA	$750.00	$150,000											$150,000												**$150,000**
Totals, Unescalated										**$0**	**$0**	**$706,900**	**$355,000**	**$154,300**	**$980,508**	**$0**	**$86,600**	**$392,451**	**$0**	**$4,000,829**	**$0**	**$499,620**	**$50,300**	**$25,780**	**$1,760,763**	**$0**	**$135,016**	**$34,800**	**$38,400**	**$2,202,742**	**$11,424,008**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$749,950**	**$387,918**	**$173,666**	**$1,136,677**	**$0**	**$106,508**	**$497,145**	**$0**	**$5,376,779**	**$0**	**$712,339**	**$73,867**	**$38,995**	**$2,743,211**	**$0**	**$223,160**	**$59,245**	**$67,335**	**$3,978,397**	**$16,325,191**

White Oak Middle School / Site

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B1080	9288052	Stairs, Concrete, Exterior, Replace	50	30	20	800	SF	$55.00	$44,000																					$44,000	**$44,000**
E2010	9288055	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	13	12	8	EA	$120.00	$960													$960										**$960**
G2020	9287939	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	102300	SF	$0.45	$46,035				$46,035					$46,035						$46,035					$46,035			**$184,140**
G2020	9288004	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	102300	SF	$3.50	$358,050													$358,050										**$358,050**
G2050	9288000	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	2	3	17000	SF	$0.45	$7,650				$7,650					$7,650						$7,650					$7,650			**$30,600**
G2050	9288002	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	5	5	25422	SF	$4.50	$114,399						$114,399										$114,399							**$228,798**
G2050	9287943	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	5	5	25422	SF	$1.50	$38,133						$38,133										$38,133							**$76,266**
G2050	9287971	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	15	5	3	EA	$5,000.00	$15,000						$15,000																	**$15,000**
G2050	9287983	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	19	6	9	EA	$4,750.00	$42,750							$42,750																**$42,750**
G2050	9288067	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	10	10	4	EA	$1,400.00	$5,600											$5,600												**$5,600**
G2050	9287933	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	13	12	17000	SF	$3.50	$59,500													$59,500										**$59,500**
G2060	9287965	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	4	EA	$600.00	$2,400						$2,400																	**$2,400**
G2060	9287918	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	3	EA	$600.00	$1,800						$1,800																	**$1,800**

Replacement Reserves Report

9/24/2025

Uniformat Code	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
G2060	9287917	Fences & Gates, Fence, Chain Link 8', Replace	40	32	8	300	LF	$25.00	$7,500									$7,500													**$7,500**
G2060	9287995	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$1,400											$1,400											**$1,400**
G2060	9288058	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	13	12	5	EA	$1,400.00	$7,000													$7,000									**$7,000**
G2060	9288013	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	300	LF	$21.00	$6,300																					$6,300	**$6,300**
G2060	9288038	Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	300	LF	$34.00	$10,200																					$10,200	**$10,200**
G2060	9287966	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	660	LF	$25.00	$16,500																					$16,500	**$16,500**
G2060	9287986	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
G2060	9288033	Flagpole, Metal, Replace	30	15	15	1	EA	$2,500.00	$2,500																$2,500						**$2,500**
G2060	9287926	Retaining Wall, Brick/Stone, Replace	40	20	20	1200	SF	$140.00	$168,000																					$168,000	**$168,000**
G4050	9288018	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	6	EA	$4,200.00	$25,200											$25,200											**$25,200**
Totals, Unescalated										**$0**	**$0**	**$0**	**$53,685**	**$0**	**$171,732**	**$42,750**	**$0**	**$61,185**	**$0**	**$35,200**	**$0**	**$425,510**	**$53,685**	**$0**	**$155,032**	**$0**	**$0**	**$53,685**	**$0**	**$245,000**	**$1,297,464**
Totals, Escalated (3.0% inflation, compounded annually)										**$0**	**$0**	**$0**	**$58,663**	**$0**	**$199,084**	**$51,046**	**$0**	**$77,507**	**$0**	**$47,306**	**$0**	**$606,676**	**$78,838**	**$0**	**$241,535**	**$0**	**$0**	**$91,395**	**$0**	**$442,497**	**$1,894,547**

* Markup has been included in unit costs.

Appendix G:
Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D10 Conveying																
1	9288036	D1010	**Elevator Controls**	Automatic, 1 Car		Replace	White Oak Middle School / Main Building	Elevator Room							$5,000	2027
2	9288041	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	2500 LB	Renovate	White Oak Middle School / Main Building	Elevator Room	Montgomery Elevator Company	Illegible	Illegible				$70,000	2030
3	9287989	D1010	**Vertical Lift**	Wheelchair, 5' Rise		Renovate	White Oak Middle School / Main Building	2nd floor							$17,000	2037

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D20 Plumbing																
1	9288003	D2010	**Pump** [P-10]	Circulation/Booster, Domestic Water	20 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	5BG	1848940				$13,600	2027
2	9288073	D2010	**Pump** [P-9]	Circulation/Booster, Domestic Water	20 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	5BC	1820293				$13,600	2027
3	9287968	D2010	**Water Heater**	Gas, Commercial (400 MBH)	100 GAL	Replace	White Oak Middle School / Main Building	Boiler Room	State Industries, Inc.	SBD-100-390NEA 118	1826110923566	2018			$22,000	2038
4	9287976	D2010	**Water Heater**	Gas, Commercial (400 MBH)	100 GAL	Replace	White Oak Middle School / Main Building	Boiler Room	State Industries, Inc.	SBD-100-390NEA 118	1807109285091	2018			$22,000	2038
5	9288053	D2010	**Backflow Preventer**	Domestic Water	1 IN	Replace	White Oak Middle School / Main Building	Boiler Room	Watts Regulator	909	2868478				$3,200	2028
6	9287980	D2060	**Air Compressor**	Tank-Style	5 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Challenge Air	ES-50A	EA1111201				$10,600	2027

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D30 HVAC																
1	9288060	D3020	**Boiler**	Gas, HVAC	4185 MBH	Replace	White Oak Middle School / Main Building	Boiler Room	Burnham	3W.100.50.G.GP	21247				$135,000	2028
2	9287997	D3020	**Boiler**	Gas, HVAC	4185 MBH	Replace	White Oak Middle School / Main Building	Boiler Room	Burnham	3W- 100 - 50 G GP	21248				$135,000	2028
3	9287979	D3020	**Unit Heater**	Hydronic	35 MBH	Replace	White Oak Middle School / Main Building	Boiler Room	Trane	USHA-354S-8C-TAT	Illegible				$1,700	2027
4	9287948	D3020	**Boiler Supplemental Components**	Chemical Feed System		Replace	White Oak Middle School / Main Building	Boiler Room							$11,700	2033
5	9287920	D3020	**Boiler Supplemental Components**	Expansion Tank	528 GAL	Replace	White Oak Middle School / Main Building	Boiler Room	Asme		92-3313	1992			$32,400	2032
6	9287953	D3030	**Chiller**	Air-Cooled	50 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	RAUCC504 G 3D	J93E65888				$60,500	2027
7	9288009	D3030	**Chiller**	Water-Cooled	32 TON	Replace	White Oak Middle School / Main Building	Boiler Room	Trane	CVHE032FA1N03MJ2353K1E3H10	L92018518	1992			$43,800	2027
8	9288045	D3030	**Cooling Tower** [CT-1]	(Typical) Open Circuit	301 TON	Replace	White Oak Middle School / Main Building	Building Exterior	Baltimore Aircoil Company	VT1-N301	U2203	2022			$87,300	2047
9	9287981	D3030	**Split System**	Condensing Unit/Heat Pump	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	T TA090A400 BA	H20198968				$12,800	2027
10	9287960	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TTRO12C100A0	Illegible				$2,300	2027
11	9287940	D3030	**Split System**	Condensing Unit/Heat Pump	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TTA090A400BA	G34198247				$12,800	2027
12	9287972	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	Replace	White Oak Middle School / Main Building	Building Exterior	Carrier	38CK060640	1394F05072				$12,800	2027
13	9288007	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TTR012010040					$2,300	2027
14	9287969	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	Replace	White Oak Middle School / Main Building	Roof	American Standard Inc.	2A7C0072A4000AA					$12,800	2027
15	9288011	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Replace	White Oak Middle School / Main Building	Building Exterior	Carrier	38CK036610	5193E03480				$4,000	2027
16	9287958	D3030	**Split System**	Condensing Unit/Heat Pump	1 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TTRO12C100A0	G 3 6 2 9 3 8 70				$2,300	2027
17	9288048	D3030	**Split System**	Condensing Unit/Heat Pump	7.5 TON	Replace	White Oak Middle School / Main Building	Building Exterior	Carrier	38AFC008610	3992G63782				$12,800	2027
18	9287988	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TTA03604	Illegible				$4,000	2027
19	9288043	D3030	**Split System Ductless**	Single Zone	2 TON	Replace	White Oak Middle School / Main Building	Roof	Fujitsu	Illegible	Illegible				$4,800	2028
20	9762402	D3030	**Split System Ductless** [CU17]	Single Zone, Condenser & Evaporator, 1.5 to 2 TON	2 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	RX24WMVJU9	E004655	2025			$4,800	2040
21	9287999	D3050	**Pump** [CHWS-1]	Distribution, HVAC Chilled or Condenser Water	40 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$22,000	2027

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
22	9288032	D3050	**Pump** [CHWS-2]	Distribution, HVAC Chilled or Condenser Water	40 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$22,000	2027
23	9287961	D3050	**Pump** [CWS-5]	Distribution, HVAC Chilled or Condenser Water	15 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$7,600	2027
24	9287987	D3050	**Pump** [CWS-6]	Distribution, HVAC Chilled or Condenser Water	15 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$7,600	2027
25	9288075	D3050	**Pump** [HWP-3]	Distribution, HVAC Heating Water	10 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$6,800	2027
26	9287928	D3050	**Pump** [HWP-4]	Distribution, HVAC Heating Water	10 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$6,800	2027
27	9288016	D3050	**Pump** [HWP-7]	Distribution, HVAC Heating Water	10 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$6,800	2027
28	9287992	D3050	**Pump** [HWP-8]	Distribution, HVAC Heating Water	10 HP	Replace	White Oak Middle School / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible				$6,800	2027
29	9288019	D3050	**Air Handler**	Exterior AHU	7140 CFM	Replace	White Oak Middle School / Main Building	Roof	Reznor	RPBL500	Illegible				$48,000	2027
30	9287931	D3050	**Air Handler** [AHU-10]	Exterior AHU	7000 CFM	Replace	White Oak Middle School / Main Building	Roof	Trane	No dataplate	No dataplate				$48,000	2027
31	9287942	D3050	**Air Handler** [AHU-11]	Exterior AHU	7000 CFM	Replace	White Oak Middle School / Main Building	Roof	Trane	No dataplate	No dataplate				$48,000	2027
32	9288024	D3050	**Air Handler** [AHU-12]	Exterior AHU	7000 CFM	Replace	White Oak Middle School / Main Building	Roof	Trane	No dataplate	No dataplate				$48,000	2027
33	9288069	D3050	**Air Handler** [AHU-13]	Exterior AHU	7000 CFM	Replace	White Oak Middle School / Main Building	Roof	Trane	No dataplate	No dataplate				$48,000	2027
34	9287912	D3050	**Fan Coil Unit**	Hydronic Terminal		Replace	White Oak Middle School / Main Building	Throughout Building						10	$25,300	2035
35	9287967	D3050	**Fan Coil Unit**	Hydronic Terminal		Replace	White Oak Middle School / Main Building	Throughout Building						4	$10,120	2029
36	9288010	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	Illegible	Illegible				$11,000	2027
37	9762395	D3050	**Packaged Unit** [AHU12]	RTU, Pad or Roof-Mounted, 16 to 20 TON	18 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSC18BCPB44AA	FBOU250302457	2025			$40,000	2045
38	9762409	D3050	**Packaged Unit** [AHU13]	RTU, Pad or Roof-Mounted, 16 to 20 TON	18 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSC18BCPB44AA	FBOU250302458	2025			$40,000	2045
39	9762412	D3050	**Packaged Unit** [AHU14]	RTU, Pad or Roof-Mounted, 26 to 50 TON	50 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSA050B4BSBSBTD0	FBOU250201291	2025			$75,000	2045
40	9762393	D3050	**Packaged Unit** [AHU15]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSH07BBPB44AA	SLPU250412528	2025			$15,000	2045
41	9762411	D3050	**Packaged Unit** [RTU1]	RTU, Pad or Roof-Mounted, 6 to 7.5 TON	6 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSC06BAPB44AA	SLPU250412515	2025			$15,000	2045
42	9288054	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TCD060c406AA	G251421510	1992			$11,000	2027
43	9288025	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted, 8 to 10 TON	10 TON	Replace	White Oak Middle School / Main Building	Roof	Addison	PROA120K2B2DABDAB4	230402101001	2023			$30,000	2043

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
44	9762410	D3050	**Packaged Unit** [RTU2]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSC03BAPBAPB44AA	SLPU250412511	2025			$7,500	2045
45	9288034	D3050	**Packaged Unit** [RTU-3]	RTU, Pad or Roof-Mounted	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TCD075C4BAA	623142226D	1992			$15,000	2027
46	9287924	D3050	**Packaged Unit** [RTU-4]	RTU, Pad or Roof-Mounted	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	Illegible	Illegible	1992			$15,000	2027
47	9287963	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	Trane	TCDO 75C4DORA	G26142201D	1992			$15,000	2027
48	9288015	D3050	**Packaged Unit** [RTU-6]	RTU, Pad or Roof-Mounted	7.5 TON	Replace	White Oak Middle School / Main Building	Roof	American Standard Inc.	TCD90400	G251421960	1992			$15,000	2027
49	9762397	D3050	**Packaged Unit** [RTU7]	RTU, Pad or Roof-Mounted, 3 TON	3 TON	Replace	White Oak Middle School / Main Building	Roof	Daikin	DPSC03BAPB44AA	SLPU250412499	2025			$7,500	2045
50	9288044	D3060	**Axial Flow Fan**	In-Line, 2 HP Motor	6500 CFM	Replace	White Oak Middle School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible				$3,500	2030
51	9287984	D3060	**Exhaust Fan**	Centrifugal, 12" Damper	800 CFM	Replace	White Oak Middle School / Main Building	Roof	Cook					6	$8,400	2037
52	9287922	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	1100 CFM	Replace	White Oak Middle School / Main Building	Roof	Cook					4	$9,600	2035
53	9288061	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Replace	White Oak Middle School / Main Building	Roof						6	$24,000	2027
54	9287974	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Replace	White Oak Middle School / Main Building	Roof						3	$12,000	2027
55	9287941	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 42" Damper	18000 CFM	Replace	White Oak Middle School / Main Building	Roof						7	$77,000	2028
56	9762400	D3060	**Exhaust Fan** [F37]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	850 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF153B7000202	26596925	2025			$1,400	2045
57	9762406	D3060	**Exhaust Fan** [F37]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1700 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF183B7000202	26596933	2025			$2,400	2045
58	9762396	D3060	**Exhaust Fan** [F38]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1650 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF183B7000202	26596935	2025			$2,400	2045
59	9762403	D3060	**Exhaust Fan** [F40]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1250 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF183B7000202	26596937	2025			$2,400	2045
60	9762394	D3060	**Exhaust Fan** [F41]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1500 CFM	Replace	White Oak Middle School / Main Building	Roof	Daikin	USF183B7000202	26596939	2025			$2,400	2045
61	9762404	D3060	**Exhaust Fan** [F42]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1450 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF183B7000202	26596941	2025			$2,400	2045
62	9762392	D3060	**Exhaust Fan** [F43]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1500 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF183B7000202	26596944	2025			$2,400	2045
63	9762407	D3060	**Exhaust Fan** [F47]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	1350 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF123B7000202	26596946	2025			$2,400	2045
64	9762398	D3060	**Exhaust Fan** [F8]	Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM	800 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	G120B6119X	26505442	2025			$1,400	2045
65	9762408	D3060	**Exhaust Fan** [F9]	Roof or Wall-Mounted, 16" Damper, 1001 to 2000 CFM	2000 CFM	Replace	White Oak Middle School / Main Building	Roof	Greenheck	USF163B7000202	26596923	2025			$2,400	2045

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D40 Fire Protection																
1	9288074	D4010	**Backflow Preventer**	Fire Suppression	6 IN	Replace	White Oak Middle School / Main Building	Boiler Room	Wilkins	950					$10,500	2029
2	9288072	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Replace	White Oak Middle School / Main Building	Kitchen						10	$4,000	2035

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D50 Electrical																
1	9288050	D5010	**Generator**	Diesel	125 KW	Replace	White Oak Middle School / Main Building	Building Exterior	Power Generation	125RGC6NLT1	349482-1-1-0712				$58,000	2037
2	9288030	D5010	**Automatic Transfer Switch** [ATS #1]	ATS	100 AMP	Replace	White Oak Middle School / Main Building	Electrical Room	ASCO	D00300030070N1XC	872909				$8,500	2035
3	9288042	D5010	**Automatic Transfer Switch** [ATS#2]	ATS	200 AMP	Replace	White Oak Middle School / Main Building	Electrical Room	ASCO	D00300030200N10C	872908 RE				$12,000	2035
4	9288008	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Replace	White Oak Middle School / Main Building	Boiler Room	Square D						$7,600	2030
5	9288022	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Replace	White Oak Middle School / Main Building	Electrical Room	Square D						$20,000	2030
6	9287916	D5020	**Switchboard**	277/480 V	800 AMP	Replace	White Oak Middle School / Main Building	Boiler Room	Square D						$45,000	2035
7	9287985	D5020	**Switchboard**	277/480 V	800 AMP	Replace	White Oak Middle School / Main Building	Boiler Room	Square D						$45,000	2029
8	9288066	D5020	**Switchboard**	277/480 V	1200 AMP	Replace	White Oak Middle School / Main Building	Electrical Room	Square D						$65,000	2035
9	9287946	D5020	**Switchboard**	277/480 V	1200 AMP	Replace	White Oak Middle School / Main Building	Electrical Room	Square D						$65,000	2035
10	9287934	D5020	**Switchboard**	277/480 V	2000 AMP	Replace	White Oak Middle School / Main Building	Electrical Room	Square D						$135,000	2035
11	9287947	D5030	**Variable Frequency Drive** [CT1 VFD]	VFD, by HP of Motor	100 HP	Replace/Install	White Oak Middle School / Main Building	Building Exterior	Franklin	No dataplate	No dataplate				$35,000	2035

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
D70 Electronic Safety & Security																
1	9287998	D7050	**Fire Alarm Panel**	Fully Addressable		Replace	White Oak Middle School / Main Building	Boiler Room	Honeywell						$15,000	2033

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
E10 Equipment																
1	9288023	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Replace	White Oak Middle School / Main Building	Kitchen							$2,100	2040
2	9288051	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Replace	White Oak Middle School / Main Building	Kitchen							$2,500	2040
3	9288070	E1030	**Foodservice Equipment**	Convection Oven, Double		Replace	White Oak Middle School / Main Building	Kitchen	Groen	CC20-E	Illegible				$8,280	2029
4	9287938	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Replace	White Oak Middle School / Main Building	Kitchen						2	$9,000	2033
5	9288062	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Replace	White Oak Middle School / Main Building	Kitchen	Metro	C199 HM2000	No dataplate				$1,700	2029
6	9288059	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Replace	White Oak Middle School / Main Building	Kitchen	Metro	C199-HM2000	No dataplate				$1,700	2029
7	9288047	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Replace	White Oak Middle School / Main Building	Kitchen	Metro						$1,700	2029
8	9288021	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Replace	White Oak Middle School / Main Building	Kitchen	Delfield	KH-4-NU	59626002M				$5,700	2027
9	9288046	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Replace	White Oak Middle School / Main Building	Kitchen	Delfield	KH-4-NU	59626001M				$5,700	2027
10	9287954	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Replace	White Oak Middle School / Main Building	Kitchen	Delfield	KCFT-60-NJ	59626003M				$5,700	2027
11	9287921	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Replace	White Oak Middle School / Main Building	Kitchen	Delfield	KH-3-NU	59626009M				$5,700	2027
12	9288049	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Replace	White Oak Middle School / Main Building	Kitchen	Delfield	KCPT-60-K3	59626004M				$5,700	2027
13	9287962	E1030	**Foodservice Equipment**	Freezer, Chest		Replace	White Oak Middle School / Main Building	Kitchen	True Manufacturing Co	No dataplate	No dataplate				$1,800	2029
14	9287950	E1030	**Foodservice Equipment**	Freezer, Chest		Replace	White Oak Middle School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate				$1,800	2029
15	9287956	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Replace	White Oak Middle School / Main Building	Kitchen	Manitowoc	KYT0300A-161	1120521541				$6,700	2029
16	9287993	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Replace	White Oak Middle School / Main Building	Kitchen	Traulsen	RHT232NUT	V774670B93				$4,600	2029
17	9287927	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Replace	White Oak Middle School / Main Building	Kitchen	Traulsen	No dataplate	No dataplate				$4,600	2029
18	9288065	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Replace	White Oak Middle School / Main Building	Kitchen	Traulsen	RHT232NUT	V774660B93				$4,600	2029
19	9288071	E1030	**Foodservice Equipment**	Steamer, Freestanding		Replace	White Oak Middle School / Main Building	Kitchen	Blodgett	HV-100G	120415KJ122S				$10,500	2029
20	9288028	E1030	**Foodservice Equipment**	Steamer, Tabletop		Replace	White Oak Middle School / Main Building	Kitchen	Cleveland						$7,000	2029
21	9288068	E1030	**Foodservice Equipment**	Tilting Skillet		Replace	White Oak Middle School / Main Building	Kitchen							$24,500	2029

Index	ID	UFCode	Component Description	Attributes	Capacity	Action	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty	Cost	Replacement Yr
22	9288027	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Replace	White Oak Middle School / Main Building	Roof	Trenton Refrigeration	TEZA009H8-HT3D-B	239347166	2023			$6,300	2038
23	9287911	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Replace	White Oak Middle School / Main Building	Roof	Illegible	Illegible	Illegible				$6,300	2027
24	9288056	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Replace	White Oak Middle School / Main Building	Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible				$4,600	2029
25	9288040	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Replace	White Oak Middle School / Main Building	Kitchen	Trenton Refrigeration	TPLP211MAS1DR6	239114938				$4,600	2029
26	9288006	E1030	**Foodservice Equipment**	Walk-In, Freezer		Replace	White Oak Middle School / Main Building	Kitchen	Bally						$25,000	2033
27	9288039	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Replace	White Oak Middle School / Main Building	Kitchen							$15,000	2033
28	9287970	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Replace	White Oak Middle School / Main Building	Throughout Building						2	$3,000	2030