

FACILITY CONDITION ASSESSMENT



prepared for

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



Springbrook High School
201 Valley Brook Drive
Silver Spring, MD 20904

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BV PROJECT #:

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ON SITE DATE:

February 9, 2026

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	High school campus
Number of Buildings	1
Main Address	201 Valley Brook Drive, Silver Spring, MD 20904
Site Developed	1960 Phase I / 1994 Phase II
Outside Occupants / Leased Spaces	None
Date(s) of Visit	February 9, 2026
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)	Gerald Doyle, Building Service Manager, 240.740.3800
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/



Campus Findings and Deficiencies

Historical Summary

The High School Campus was originally developed in 1960, experiencing multiple additions throughout its history. The latest addition, completed in 1994, added 83,928 square feet to the facility. Various modernization projects have been implemented, including the installation of new wheelchair lifts and renovation of the auditorium in 2025. Beyond these additions and recent projects, the facility has not been significantly renovated, maintaining its core infrastructure from previous construction periods.

Architectural

The high school facility has been well maintained due to good maintenance practices. The facility appears structurally sound, with no structural-related deficiencies reported or observed. The exterior finishes comprise of brick and aluminum windows, with minor damage noted in localized areas of the brick exterior wall. The roof consists of a built-up finish, replaced in 2018. During the assessment, the roof was covered in snow, allowing only small areas to be evaluated. Interior flooring throughout the facility was observed to be exceedingly aged, with terrazzo and VCT flooring exhibiting cracks throughout the facility. A study has been included to further investigate and mitigate these flooring issues. Other interior finishes are generally in fair condition. Typical interior, exterior, and roof finish replacements are budgeted and anticipated based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. While plans were reported to replace HVAC equipment, the majority of components date back to 1993, with only a few recent replacements. The HVAC infrastructure comprises a cooling tower, boilers, chiller, air handlers, packaged units, and split system heat pumps for heating and cooling. Boiler two exhibits rust in isolated areas, potentially causing larger issues and warranting replacement. Some HVAC components are exceedingly aged, utilizing the phased-out refrigerant R-22, which, though still functional, has become increasingly expensive and difficult to source. Upgrades are recommended. Ongoing pipe and valve leak issues throughout the facility also require repairs.

The plumbing system is reportedly adequate, with equipment and fixtures updated as needed. Hot water is supplied by gas water heaters located in B-114. Underground pumps in B-114 were reported as exceedingly aged, and during the assessment, a sewage ejector pump in G-7 experienced failure, causing a backup. Replacement and repairs are recommended for these components.

Electrical systems provide generally adequate service, though breakers were reported to trip under minimal load conditions, prompting the inclusion of a comprehensive study. The main electrical room inside door 39 was inaccessible due to snow accumulation. The facility is currently undergoing an LED lighting upgrade throughout.

A facility-wide fire suppression and fire alarm system adequately serves the site. Ongoing routine maintenance of MEPF equipment is recommended.

Site

Site maintenance appeared to be well maintained due to good practices, though most areas were covered in snow. The asphalt parking lots were reported to have been repaved in 2022. Concrete sidewalks exhibit cracking and heaving in localized areas. Site lighting was reported to be adequate, with periodic flickering noted in the parking lot. These observations suggest a need for targeted maintenance of sidewalk surfaces and potential lighting system improvements.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with settlement and the mechanical systems.



Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

The school is functionally equitable. All students in this school have access to safe, well-maintained, and appropriately equipped learning environments as students in other MCPS schools. As part of the evaluation factor, the 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 0.456262.

Immediate Needs

There are no immediate needs to report.



Key Findings



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Site Springbrook High School Site

Uniformat Code: B2010
Recommendation: **Repair in 2026**

Priority Score: **89.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

\$\$\$\$

Cost allowance to repair retaining wall - AssetCALC ID: 10316224



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Main Building Springbrook High School
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2027**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Cost allowance for brick repairs - AssetCALC ID: 10314742



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Main Building Springbrook High School
Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2027**

Priority Score: **89.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,200

\$\$\$\$

Cost allowance to repair wall - AssetCALC ID: 10314511



Pump in Failed condition.

Sewage Ejector, Duplex
Main Building Springbrook High School G-7

Uniformat Code: D2020
Recommendation: **Replace in 2026**

Priority Score: **86.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,900

\$\$\$\$

During the assessment one of pumps failed causing a sewage back up and pungent smell - AssetCALC ID: 10314723



Boiler in Poor condition.

Gas, HVAC
Main Building Springbrook High School B-114

Uniformat Code: D3020
Recommendation: **Replace in 2027**

Priority Score: **86.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$270,000

\$\$\$\$

The boiler is exceedingly aged and has heavily rusted areas - AssetCALC ID: 10314739



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Site Springbrook High School Site

Uniformat Code: G2030
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$10,000

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Sidewalk has deterioration in isolated areas - AssetCALC ID: 10316233



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Main Building Springbrook High School Boys locker room

Uniformat Code: C1010
Recommendation: **Repair in 2026**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,400

\$\$\$\$

Cost allowance to replace dry wall - AssetCALC ID: 10314611



Interior Construction in Poor condition.

any type, Repairs per Man-Day
Main Building Springbrook High School Stairwells

Uniformat Code: C1010
Recommendation: **Repair in 2027**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$5,500

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Cost allowance to replace stair treads - AssetCALC ID: 10314637





Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Main Building Springbrook High School 2nd floor

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

The fountain is not functional - AssetCALC ID: 10314734



Drinking Fountain in Failed condition.

Wall-Mounted, Single-Level
Main Building Springbrook High School 3rd floor

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,200

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The drinking fountain is not functional - AssetCALC ID: 10314528



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Springbrook High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$20,000

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The unit is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314556



Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Springbrook High School E211 and E207

Uniformat Code: C2030
Recommendation: **Repair in 2026**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$4,000

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The VCT flooring has cracks - AssetCALC ID: 10314646



**Recommended Follow-up Study:
Electrical, General Design**

Electrical, General Design
Main Building Springbrook High School
Throughout Building

Uniformat Code: P2030
Recommendation: **Design in 2027**

Priority Score: **81.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$7,000

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It was reported that breaker trips under minimal load conditions - AssetCALC ID: 10314592



Split System in Poor condition.

Interior & Exterior Component Pairing
Main Building Springbrook High School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **81.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$3,100

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The split system is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314550



Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Springbrook High School
Cafeteria

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Priority Score: **81.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$76,500

\$\$\$\$

The floor exceedingly aged and worn - AssetCALC ID: 10314543



**Recommended Follow-up Study:
Structural, General Design**

Structural, General Design
Main Building Springbrook High School
Throughout Building

Uniformat Code: P2030
Recommendation: **Design in 2027**

Priority Score: **81.8**
Plan Type:
Performance/Integrity
Cost Estimate: \$7,000

\$\$\$\$

The terrazzo flooring throughout the building has cracks - AssetCALC ID: 10314690





Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Springbrook High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$11,000

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The unit is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314623



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Springbrook High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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The unit is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314654



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
Main Building Springbrook High School Roof

Uniformat Code: D3050
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$15,000

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The unit is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314597



Split System in Poor condition.

Condensing Unit/Heat Pump
Main Building Springbrook High School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$37,800

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The split system is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314753



Split System in Poor condition.

Interior and Exterior Component Pairing
Main Building Springbrook High School Roof

Uniformat Code: D3030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,100

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The split system is exceedingly aged and requires a phased out refrigerant R-22 - AssetCALC ID: 10314534



Flooring in Poor condition.

Vinyl Tile (VCT)
Main Building Springbrook High School
Electrical Room Door 39

Uniformat Code: C2030
Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: \$800

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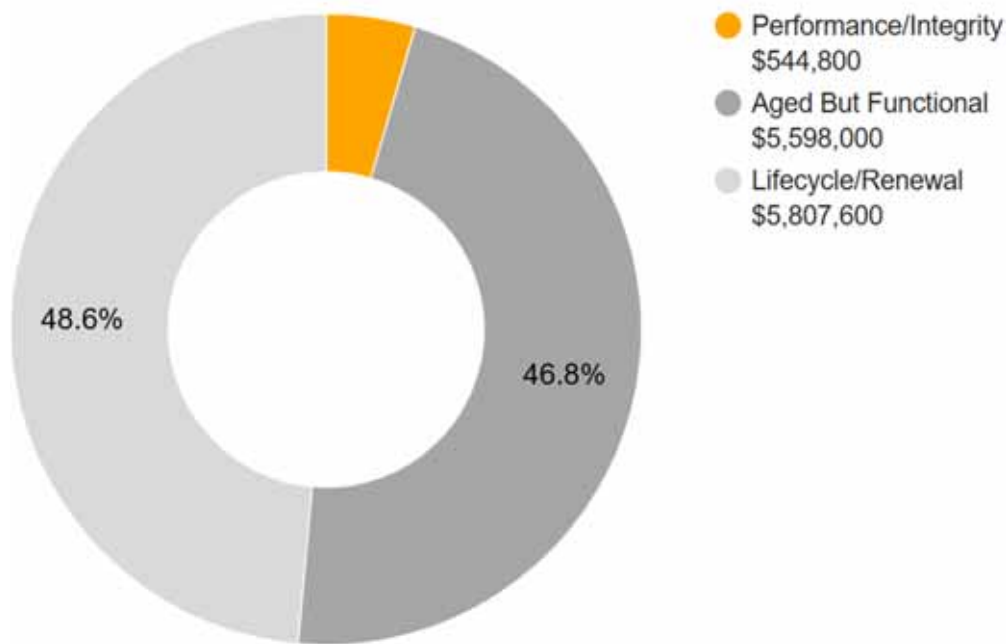
Scuffed and damaged flooring in main electrical room. - AssetCALC ID: 10693477

Plan Types

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

Plan Type Descriptions and Distribution

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



10-YEAR TOTAL: \$11,950,400



2. Building Information



Main Building: Systems Summary		
Address	201 Valley Brook Drive, Silver Spring, MD 20904	
GPS Coordinates	39.0581° N, 77.0062° W	
Constructed/Renovated	1960 / 1994	
Building Area	305,006 SF	
Number of Stories	3 above grade with 1 below-grade basement levels	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Concrete column and masonry bearing walls with metal roof deck supported open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, brick and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, terrazzo, sealed concrete Ceilings: Painted gypsum board, ACT and Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all floors Wheelchair lifts	Fair

Main Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, chiller, air handlers, and cooling tower feeding cabinet terminal units Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split-systems, Suspended unit heaters and Make-up air units	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Fair
Electrical	Source and Distribution: Main switchgear panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED, HPS and 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	<p>The flooring is in poor condition. The terrazzo and VCT flooring throughout the building has cracks. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the flooring is also included.</p> <p>The electrical system is in poor condition. It was reported that the breaker trips under minimal load conditions. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to replace the electrical components is also included</p>	



Main Building: Systems Summary

<p>Areas Observed</p>	<p>Most of 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.</p>
<p>Key Spaces Not Observed</p>	<p>Areas of note that were either inaccessible or not observed for other reasons are listed here:</p> <ul style="list-style-type: none"> ▪ Door 39, Electrical Room; extreme weather



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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	\$9,300	-	\$133,100	\$1,531,700	\$1,674,200
Roofing	-	-	-	-	\$4,422,100	\$4,422,100
Interiors	-	\$96,400	\$2,101,800	\$1,335,400	\$3,718,000	\$7,251,700
Conveying	-	-	-	\$17,400	\$121,900	\$139,300
Plumbing	-	\$10,600	\$35,400	\$70,000	\$605,100	\$721,100
HVAC	-	\$397,300	\$659,100	\$3,697,300	\$2,205,300	\$6,959,000
Fire Protection	-	-	-	-	\$488,100	\$488,100
Electrical	-	-	-	\$667,400	\$4,542,200	\$5,209,600
Fire Alarm & Electronic Systems	-	-	-	\$1,757,700	\$1,963,200	\$3,720,900
Equipment & Furnishings	-	-	\$34,700	\$127,800	\$1,250,100	\$1,412,500
Site Utilities	-	-	-	-	\$16,600	\$16,600
Follow-up Studies	-	\$14,900	-	-	-	\$14,900
TOTALS (3% inflation)	-	\$528,500	\$2,831,000	\$7,806,200	\$20,864,400	\$32,030,100



3. Site Summary



Site Information		
Site Area	25.13 acres (estimated)	
Parking Spaces	500 total spaces all in open lots; 8 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields and courts with bleachers, dugouts, press box, fencing, and site lights Heavily furnished with park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Concrete and 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: LED and HPS	Fair

Site Information		
Ancillary Structures	Storage sheds	Fair
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	Most of 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
Facade	-	\$5,700	-	-	\$5,000	\$10,600
Interiors	-	-	\$2,800	-	\$4,400	\$7,200
Plumbing	-	-	-	\$1,100	\$2,500	\$3,600
Fire Protection	-	-	-	-	\$3,300	\$3,300
Electrical	-	-	-	-	\$16,000	\$16,000
Equipment & Furnishings	-	-	-	\$20,900	\$372,200	\$393,100
Special Construction & Demo	-	-	-	-	\$404,900	\$404,900
Site Development	-	-	\$6,500	\$540,300	\$871,000	\$1,417,800
Site Pavement	-	\$10,600	\$91,200	\$105,700	\$1,275,500	\$1,483,000
Site Utilities	-	-	-	-	\$127,900	\$127,900
TOTALS (3% inflation)	-	\$16,300	\$100,500	\$668,000	\$3,082,600	\$3,867,400



4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1960 / 1994	No	No
Main Building	1960 / 1994	No	No

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



5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for 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 Springbrook High School, 201 Valley Brook Drive, 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 - ROOF OVERVIEW



6 - HALLWAY

Photographic Overview



7 - OFFICE



8 - STAIRWELL



9 - CLASSROOM



10 - CLASSROOM



11 - CLASSROOM



12 - CLASSROOM

Photographic Overview



13 - CLASSROOM



14 - CLASSROOM



15 - GYMNASIUM



16 - GYMNASIUM



17 - BREAKROOM



18 - WORKROOM



Photographic Overview



19 - CAFETERIA



20 - KITCHEN



21 - AUDITORIUM



22 - LIBRARY



23 - LOCKER ROOM



24 - PLUMBING FIXTURES



Photographic Overview



25 - PLUMBING FIXTURES



26 - WATER HEATERS



27 - FIRE ALARM PANEL



28 - ELECTRICAL ROOM



29 - GENERATOR



30 - BOILERS

Photographic Overview



31 - CHILLER



32 - COOLING TOWER



33 - GREENHOUSE



34 - PARKING OVERVIEW



35 - FOOTBALL FIELD





36 - PROPERTY SIGNAGE

Appendix B: Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	 N
	172559.25R000-198.354	Springbrook High School	
	Source	On-Site Date	
	Google	February 9, 2026	

Appendix C: Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Springbrook High School

Name of person completing form: Gerald Doyle

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 4 years

Date Completed: 2/9/2026

Phone Number: 240-740-3800

Method of Completion: INTERVIEW - verbally completed during interview

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 1960	Renovated 1994	
2	Building size in SF	305,006 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2018	Roof
		Interiors	2025	Auditorium new floors and seats
		HVAC		
		Electrical	2025	Generator
		Site Pavement	2022	Site pavement
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Planning out replacing HVAC LED lighting upgrades on going Ramp needed for greenhouse		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC pipes leaks and valves		

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				Flooring has cracks
8	Are there any wall, window, basement or roof leaks?	X				Skylight in the main hallway when it rains
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				Sewage back up issues Sump Pumps in boiler room
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?	X				HVAC valves and piping leaks
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				Some rooms are too hot G-201 3 floor is too hot
14	Is the electrical service outdated, undersized, or problematic?	X				Light switches are out dated Ongoing power issues breakers might be undersized
15	Are there any problems or inadequacies with exterior lighting?	X				Pole lights are flicker
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				Electrical panels in closet should have cover
18	ADA: Has an accessibility study been previously performed? If so, when?	X				
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Springbrook High School

BV Project Number: 172559.25R000-198.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

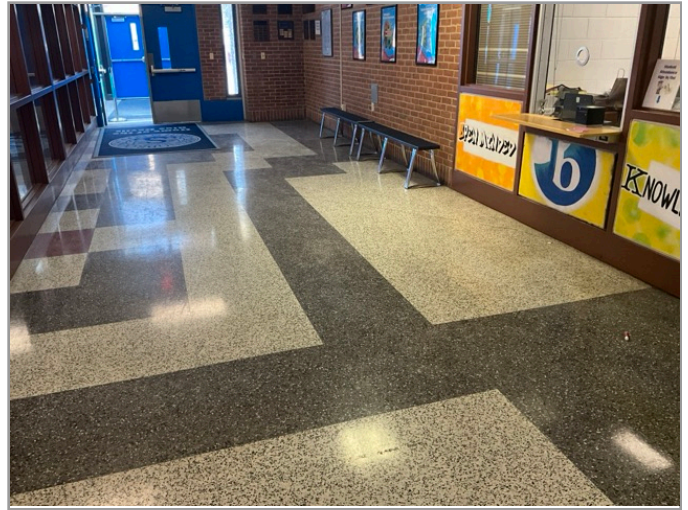
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	X			
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SELF-SERVICE AREA

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:

Component Condition Report

Component Condition Report | Springbrook High School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	305,006	SF	51 10314579
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	305,006	SF	51 10314595
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	2		2 10314511
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	6		2 10314742
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	58,200	SF	7 10314745
B2020	Concession	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1		11 10314593
B2020	Building Exterior	Fair	Glazing, any type by SF	14,500	SF	16 10314505
B2020	Throughout Building	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	5		11 10314754
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	35		16 10314694
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1		16 10314640
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2		11 10314589
Roofing						
B3010	Roof	Fair	Roofing, Built-Up	191,105	SF	17 10314687
Interiors						
C1010	E213	Fair	Movable Partition, Movable Partitions, Fabric 6' Height	1,000	SF	11 10314719
C1010	Throughout Building	Fair	Interior Wall, Brick	45,800	SF	26 10314541
C1010	Gymnasiums	Fair	Movable Partition, Gym Divider, Basic/Manual	1,000	SF	8 10314715
C1010	Cafeteria	Fair	Movable Partition, Gym Divider, Basic/Manual	500	SF	8 10314518
C1010	Stairwells	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	5		2 10314637
C1010	Boys locker room	Poor	Interior Construction, any type, Repairs per Man-Day, Repair	4		1 10314611
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	200		16 10314678
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	183,000	SF	11 10314601

Component Condition Report | Springbrook High School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1090	Hallways & Common Areas	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	100 LF	11	10314564
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	72	11	10314683
C1090	Locker Rooms	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	9	10314635
C2010	Hallways & Common Areas	Fair	Wall Finishes, Ceramic Tile	91,500 SF	21	10314526
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	228,800 SF	6	10314696
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	91,500 SF	21	10314691
C2030	Electrical Room Door 39	Poor	Flooring, Vinyl Tile (VCT)	150 SF	2	10693477
C2030	E211 and E207	Poor	Flooring, Vinyl Tile (VCT), Repair	1,000 SF	1	10314646
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,100 SF	5	10314630
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	6,100 SF	26	10314545
C2030	Stage	Fair	Flooring, Wood, Strip, Refinish	3,100 SF	5	10314708
C2030	Auditorium	Good	Flooring, Carpet, Commercial Standard	6,100 SF	10	10314613
C2030	Gymnasiums	Fair	Flooring, Wood, Strip, Refinish	27,500 SF	6	10314733
C2030	Hallways & Common Areas	Fair	Flooring, Vinyl Tile (VCT)	30,500 SF	4	10314758
C2030	Office Areas	Fair	Flooring, Carpet, Commercial Standard	6,100 SF	4	10314730
C2030	Library	Fair	Flooring, Carpet, Commercial Tile	6,100 SF	6	10314653
C2030	Restrooms	Fair	Flooring, Ceramic Tile	30,500 SF	21	10314660
C2030	Hallways & Common Areas	Fair	Flooring, Terrazzo	91,500 SF	4	10314627
C2030	Cafeteria	Poor	Flooring, Vinyl Tile (VCT)	15,300 SF	2	10314543
C2030	Gymnasium	Fair	Flooring, Wrestling Mats, Secured and 2" Thin	3,100 SF	6	10314596
C2030	Classrooms General	Fair	Flooring, Vinyl Tile (VCT)	73,200 SF	4	10314617
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	106,800 SF	6	10314698
C2050	Gymnasiums	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	15,300 SF	6	10314649
Conveying						
D1010	G-9	Fair	Elevator Controls, Automatic, 1 Car	1	8	10314570

Component Condition Report | Springbrook High School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D1010	Auditorium	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	13	10314504
D1010	Throughout Building	Good	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	25	10314583
D1010	G-9	Fair	Passenger Elevator, Hydraulic, 3 Floors, 2500 LB, Renovate	1	11	10314713
D1010	Elevator Shafts/Utility	Fair	Elevator Cab Finishes, Standard	1	7	10314692
Plumbing						
D2010	B-114	Fair	Water Heater, Gas, Commercial (400 MBH), 100 GAL	1	13	10314503
D2010	B-114	Fair	Backflow Preventer, Domestic Water, 6 IN	1	8	10314671
D2010	Throughout Building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	15	8	10314712
D2010	Locker Rooms	Fair	Shower, Valve & Showerhead	48	11	10314662
D2010	B-114	Fair	Water Heater, Gas, Commercial (200 MBH), 80 GAL	1	12	10314575
D2010	3rd floor	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	1	10314528
D2010	Utility Rooms/Areas	Fair	Sink/Lavatory, Service Sink, Wall-Hung	6	4	10314571
D2010	Multi-Purpose Room	Fair	Drinking Fountain, Wall-Mounted, Single-Level	5	9	10314676
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	305,006 SF	21	10314544
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	6	6	10314661
D2010	B-114	Excellent	Backflow Preventer, Domestic Water, 1 1/2 IN [BACKFLOW 1]	1	26	10314759
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	85	16	10314684
D2010	2nd floor	Failed	Drinking Fountain, Wall-Mounted, Single-Level	1	1	10314734
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	80	16	10314606
D2010	B-114	Good	Water Heater, Gas, Commercial (400 MBH), 100 GAL	1	19	10314641
D2010	B-114	Fair	Backflow Preventer, Domestic Water, 2 IN [BACKFLOW 2]	1	8	10314647
D2010	B-114	Fair	Backflow Preventer, Domestic Water, 4 IN	1	4	10314586
D2010	Restrooms	Fair	Urinal, Standard	20	16	10314519
D2020	G-7	Failed	Pump, Sewage Ejector, Duplex, 1 HP	1	1	10314723
D2020	G-7	Fair	Pump, Sewage Ejector, Duplex, 1 HP	1	4	10314506

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2030	B-114	Fair	Pump, Sump, 3 HP	1	4	10314709
D2030	B-114	Fair	Pump, Sump, 3 HP	1	4	10314657
D2060	B-114	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	11	10314693
D2060	B-114	Fair	Air Compressor, Tank-Style, 5 HP	1	8	10314751
HVAC						
D3020	B-114	Fair	Boiler, Gas, HVAC, 4718 MBH [BOILER 1]	1	6	10314729
D3020	B-117	Fair	Unit Heater, Hydronic, 12 MBH	1	4	10314651
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	6	8	10314538
D3020	B-114	Poor	Boiler, Gas, HVAC, 4718 MBH [BOILER 2]	1	2	10314739
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 2 Ton, 750 CFM	75	7	10314614
D3030	B-114	Fair	Chilled Water, Chemical Feed Dosing System	1	8	10314501
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each [HP-1]	1	9	10314532
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing, 1 TON	1	2	10314534
D3030	Roof	Poor	Split System, Condensing Unit/Heat Pump, 20 TON [CU-7]	1	2	10314753
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 20 TON [CU-5]	1	4	10314743
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	12	10314546
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 1 TON	1	4	10314697
D3030	Roof	Good	Split System Ductless, Single Zone, 1.5 TON	1	11	10314537
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 6 TON [RTU- 6]	1	4	10314539
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 10 TON	1	4	10314702
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing, 1 TON	1	4	10314624
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 15 TON	1	4	10314536
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit, 712 TON	1	6	10314667
D3030	Roof	Poor	Split System, Interior & Exterior Component Pairing, 1 TON	1	2	10314550
D3030	B-114	Fair	Chiller, Water-Cooled, 450 TON	1	6	10314748

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Multi Zone, Condenser & 2 Evaporators of 1 TON each [HP-2]	1	9	10314531
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-7]	1	4	10314675
D3050	Stage	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM [AHU-6]	1	11	10314659
D3050	B-114	Fair	Pump, Distribution, HVAC Heating Water, 100 HP [PUMP 1]	1	11	10314547
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 8.5 TON	1	1	10314556
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM [MU-5]	1	4	10314749
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-1]	1	4	10314540
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM	1	4	10314577
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON [RTU-4]	1	4	10314703
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM [MU-6]	1	4	10314705
D3050	B-114	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 20 HP	1	4	10314722
D3050	Roof	Good	Make-Up Air Unit, MUA or MAU, 7000 CFM	1	17	10314632
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	305,006 SF	6	10314578
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-7]	1	4	10314572
D3050	B-114	Good	Pump, Distribution, HVAC Heating Water, 100 HP [PUMP 2]	1	13	10314727
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU, 6000 CFM	1	4	10314629
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON	1	4	10314549
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-11]	1	2	10314597
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	4	10314580
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON	1	4	10314590
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU-12]	1	2	10314654
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	305,006 SF	11	10314746
D3050	Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	2	10314623
D3050	B-114	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 20 HP	1	4	10314567
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [RTU-3]	1	4	10314620

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON [RTU-6]	1	4	10314524
D3050	C-209	Fair	Air Handler, Interior AHU, Easy/Moderate Access, 6000 CFM	1	6	10314560
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON [RTU-5]	1	4	10314516
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [RTU -13]	1	4	10314663
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	4	10314628
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRV-19]	1	4	10314598
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRV-5]	1	4	10314642
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314672
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [32]	1	4	10314755
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [70]	1	4	10314554
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314718
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [63]	1	4	10314658
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314738
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	8	10314737
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314704
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [53]	1	4	10314744
D3060	G-212	Fair	Laboratory Fume Hood, 600 to 1000 CFM, No dataplate	1	8	10314735
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314525
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [24]	1	11	10314563
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [60]	1	4	10314669
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [53]	1	4	10314681
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [36]	1	4	10314650
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314680
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10314553
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [47]	1	4	10314558

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [PRV-41]	1	4	10314616
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [58]	1	4	10314732
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [30]	1	4	10314527
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [48]	1	4	10314587
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM	1	4	10314634
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [UF-1]	1	4	10314652
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [31]	1	4	10314707
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314700
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [72]	1	4	10314638
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, 2000 CFM [PRV 14]	1	4	10314605
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [UF-2]	1	4	10314625
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [45]	1	4	10314633
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [38]	1	4	10314728
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [75]	1	4	10314685
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRV-17]	1	4	10314573
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [6]	1	4	10314608
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [15]	1	4	10314609
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRV-28]	1	4	10314557
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	7	10314600
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [31]	1	4	10314664
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 100 CFM [PRV-56]	1	4	10314645
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314673
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314542
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314752
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [PRV-34]	1	4	10314757

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [PRV-2]	1	4	10314510
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [23]	1	4	10314726
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [4]	1	4	10314689
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [45]	1	4	10314688
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [51]	1	4	10314714
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 5000 CFM [PRV-1]	1	4	10314594
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314740
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM	1	4	10314574
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [39]	1	4	10314636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 1000 CFM [49]	1	4	10314621
Fire Protection						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	305,006 SF	13	10314502
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	16 LF	11	10314585
D4010	B-114	Fair	Supplemental Components, Fire Riser, Wet, 4 IN	1	21	10314756
Electrical						
D5010	Building Exterior	Good	Generator, Diesel, 400 KW	1	25	10314706
D5020	C-104	Fair	Switchboard, 120/208 V, 2000 AMP	1	16	10314648
D5020	Electrical Room/stage	Fair	Switchboard, 120/208 V, 2000 AMP	1	21	10314512
D5020	B-117	Fair	Distribution Panel, 277/480 V, 400 AMP	1	11	10314515
D5020	C-313	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA	1	16	10314747
D5020	C-104	Good	Secondary Transformer, Dry, Stepdown, 45 KVA [TSP]	1	29	10314521
D5020	G114	Fair	Distribution Panel, 120/208 V, 800 AMP	1	11	10314655
D5020	G-308	Good	Secondary Transformer, Dry, Stepdown, 75 KVA	1	29	10314552
D5020	C-311	Good	Secondary Transformer, Dry, Stepdown, 45 KVA	1	29	10314520
D5020	C-104	Good	Secondary Transformer, Dry, Stepdown, 15 KVA [TLEM]	1	29	10314724

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	G-204	Good	Secondary Transformer, Dry, Stepdown, 15 KVA	1	29	10314615
D5020	G-103	Fair	Distribution Panel, 120/208 V, 600 AMP	1	11	10314711
D5020	Electrical Room Door 39	Fair	Switchgear, 277/480 V, 3000 AMP [MAIN ELECTRICAL SHUT OFF]	1	8	10693478
D5020	B-114	Fair	Distribution Panel, 277/480 V, 600 AMP	1	11	10314513
D5020	B-117	Fair	Distribution Panel, 120/208 V, 1200 AMP	1	11	10314717
D5030	B-114	Fair	Variable Frequency Drive, VFD, by HP of Motor, 100 HP, Replace/Install [DUEL PUMP 2]	1	11	10314603
D5030	B-114	Fair	Variable Frequency Drive, VFD, by HP of Motor, 100 HP, Replace/Install [DUEL PUMP 1]	1	11	10314720
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	305,006 SF	11	10314643
D5040	Gymnasiums	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	25	11	10314591
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	305,006 SF	20	10314731
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	305,006 SF	6	10314677
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	305,006 SF	11	10314721
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	305,006 SF	8	10314565
D7050	B-117	Fair	Fire Alarm Panel, Fully Addressable	1	8	10314666
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	305,006 SF	11	10314686
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	305,006 SF	8	10314555
Equipment & Furnishings						
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	6	10314695
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	7	10314530
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	7	10314588
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314548
E1030	Kitchen	Fair	Foodservice Equipment, Range, 2-Burner	1	5	10314568
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	10314699
E1030	Roof	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	10314618

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10314741
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	10314507
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314716
E1030	Kitchen	Fair	Foodservice Equipment, Steamer, Freestanding	1	6	10314670
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314679
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	10314523
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10314668
E1030	Kitchen	Fair	Foodservice Equipment, Tilting Skillet	1	11	10314576
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	10314725
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10314569
E1030	Cafeteria	Fair	Cafeteria Furnishings, Set-In Against-Wall Lunch Table, Up to 30 LF	15	11	10314736
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314710
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	10314701
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10314656
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	9	10314622
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	8	10314619
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	11	10314535
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10314517
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	10314604
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	7	10314631
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	10314674
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	10314644
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314533
E1030	Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	16	10314584
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	6	10314582

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UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	10314509
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	11	10314610
E1040	B104	Fair	Ceramics Equipment, Kiln	1	11	10314581
E1040	B104	Fair	Ceramics Equipment, Kiln	1	11	10314561
E1040	B104	Fair	Laboratory Equipment, Exhaust Hood, Variable Volume 10 LF	1	4	10314612
E1040	B104	Fair	Ceramics Equipment, Kiln	1	11	10314682
E1040	Classrooms Art	Fair	Laboratory Equipment, Sink, 1-Bowl	50	16	10314559
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Operable, Operable	4	16	10314522
E1070	Auditorium	Fair	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	500 SF	8	10314607
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed	6	11	10314750
E2010	Library	Fair	Casework, Cabinetry, Standard	15 LF	11	10314514
E2010	Auditorium	Good	Fixed Seating, Auditorium/Theater, Metal Cushioned Deluxe	500	20	10314665
E2010	Office Areas	Fair	Casework, Cabinetry, Standard	100 LF	11	10314602
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	250 LF	11	10314562
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	60 LF	11	10314626
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	40	11	10314566
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	80 LF	11	10314551
Sitework						
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	20	11	10314529
G4050	Building Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	10	11	10314599
Follow-up Studies						
P2030	Throughout Building	NA	Engineering Study, Electrical, General Design, Design	1	2	10314592
P2030	Throughout Building	Poor	Engineering Study, Structural, General Design, Design	1	2	10314690

Component Condition Report | Springbrook High School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Site	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	5	1	10316224
B2020	Site/concession stand	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	3	11	10316217
Interiors						
C2030	Site/concession stand	Fair	Flooring, Vinyl Tile (VCT)	500 SF	4	10316195
Plumbing						
D2010	Site/concession stand	Fair	Water Heater, Electric, Residential, 30 GAL	1	6	10316241
D2020	Site/concession stand	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	11	10316197
Fire Protection						
D4010	Site/concession stand	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	11	10316222
Electrical						
D5020	Site/concession stand	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA	1	16	10316226
Equipment & Furnishings						
E1030	Site/concession stand	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	10316232
E1030	Site/concession stand	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	7	10316193
E1030	Site/concession stand	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	16	10316196
E1030	Site/concession stand	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	8	10316198
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	450	13	10316202
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	1,500	16	10316225
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	16	10316209
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	80 SF	16	10316227
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	13	10316234
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	150 SF	16	10316194
F1020	Concession stand	Fair	Ancillary Building, Wood-Framed or CMU, Standard	2,100 SF	13	10316216

Component Condition Report | Springbrook High School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	16	10316236
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	16	10316206
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	16	10316240
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	200 SF	16	10316213
F1020	Site	Fair	Ancillary Building, Greenhouse, Glazing & Accessories	300 SF	16	10316208
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	180,000 SF	16	10316228
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	180,000 SF	4	10316201
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	26	10316231
G2030	Site	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	10316233
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	2	11	10316200
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	13	10316229
G2050	Site	Fair	Sports Site Lighting, Stadium, Clustered	5	26	10316205
G2050	Site	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	45,000 SF	6	10316221
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	11	10316204
G2050	Site	Fair	Sports Apparatus, Football, Goal Post	2	15	10316223
G2050	Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	13	10316237
G2050	Site	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	50,000 SF	6	10316212
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	15	10316207
Sitework						
G2060	Site	Fair	Retaining Wall, Brick/Stone	300 SF	21	10316203
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,500 LF	21	10316211
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	4	10316238
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	1,200 LF	21	10316219

Component Condition Report | Springbrook High School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Site	Fair	Retaining Wall, Concrete Cast-in-Place	200 SF	26	10316218
G2060	Site	Fair	Retaining Wall, Brick/Stone	300 SF	13	10316220
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	4	4	10316239
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	11	10316214
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	6	11	10316230
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	6	11	10316210
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 WATT, Replace/Install	10	11	10316235

Appendix F: Replacement Reserves

Replacement Reserves Report



4/30/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	10314664	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,200.00	\$1,200					\$1,200																\$1,200	
D3060	Roof	10314645	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314673	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314542	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314752	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314757	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314510	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10314726	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	16	4	1	EA	\$1,200.00	\$1,200					\$1,200																\$1,200	
D3060	Roof	10314689	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314688	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314714	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314594	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	\$3,000.00	\$3,000					\$3,000																\$3,000	
D3060	Roof	10314740	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314574	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314636	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314621	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	16	4	1	EA	\$1,400.00	\$1,400					\$1,400																\$1,400	
D3060	Roof	10314600	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	13	7	1	EA	\$1,400.00	\$1,400							\$1,400														\$1,400	
D3060	Roof	10314737	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	\$1,400.00	\$1,400									\$1,400												\$1,400	
D3060	G-212	10314735	Laboratory Fume Hood, 600 to 1000 CFM, Replace	15	7	8	1	EA	\$4,406.00	\$4,406									\$4,406												\$4,406	
D3060	Roof	10314563	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	9	11	1	EA	\$1,400.00	\$1,400												\$1,400									\$1,400	
D4010	Throughout Building	10314502	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	12	13	305006	SF	\$1.07	\$326,356														\$326,356							\$326,356	
D4010	Kitchen	10314585	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	16	LF	\$400.00	\$6,400												\$6,400									\$6,400	
D5020	Electrical Room Door 39	10693478	Switchgear, 277/480 V, Replace	40	32	8	1	EA	\$340,000.00	\$340,000									\$340,000												\$340,000	
D5020	C-104	10314648	Switchboard, 120/208 V, Replace	40	24	16	1	EA	\$120,000.00	\$120,000																\$120,000					\$120,000	
D5020	C-313	10314747	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	\$7,600.00	\$7,600																\$7,600					\$7,600	
D5020	B-117	10314515	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$5,300.00	\$5,300												\$5,300									\$5,300	
D5020	G114	10314655	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$8,000.00	\$8,000												\$8,000									\$8,000	
D5020	G-103	10314711	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$7,000.00	\$7,000												\$7,000									\$7,000	
D5020	B-114	10314513	Distribution Panel, 277/480 V, Replace	30	19	11	1	EA	\$7,000.00	\$7,000												\$7,000									\$7,000	
D5020	B-117	10314717	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	\$11,500.00	\$11,500												\$11,500									\$11,500	
D5030	Throughout Building	10314643	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	29	11	305006	SF	\$2.50	\$762,515														\$762,515							\$762,515	
D5030	B-114	10314603	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$35,000.00	\$35,000												\$35,000									\$35,000	
D5030	B-114	10314720	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	\$35,000.00	\$35,000												\$35,000									\$35,000	
D5040	Throughout Building	10314677	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	305006	SF	\$0.65	\$198,254						\$198,254										\$198,254					\$396,508	
D5040	Gymnasiums	10314591	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	9	11	25	EA	\$1,700.00	\$42,500												\$42,500									\$42,500	
D5040	Throughout Building	10314731	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	0	20	305006	SF	\$5.00	\$1,525,030																		\$1,525,030			\$1,525,030	
D6060	Throughout Building	10314721	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	9	11	305006	SF	\$1.65	\$503,260													\$503,260								\$503,260	
D7030	Throughout Building	10314565	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	305006	SF	\$2.00	\$610,012									\$610,012												\$610,012	
D7050	B-117	10314666	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	\$15,000.00	\$15,000												\$15,000									\$15,000	
D7050	Throughout Building	10314686	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	9	11	305006	SF	\$3.00	\$915,018													\$915,018								\$915,018	
D8010	Throughout Building	10314555	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	7	8	305006	SF	\$2.50	\$762,515									\$762,515												\$762,515	
E1030	Kitchen	10314568	Foodservice Equipment, Range, 2-Burner, Replace	15	10	5	1	EA	\$1,700.00	\$1,700						\$1,700												\$1,700			\$3,400	
E1030	Kitchen	10314517	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280					\$16,560	
E1030	Kitchen	10314604	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	\$8,280.00	\$8,280						\$8,280										\$8,280					\$16,560	
E1030	Roof	10314695	Foodservice Equipment, Walk-In, Condenser for Reffigerator/Freezer, Replace	15	9	6	1	EA	\$6,300.00	\$6,300						\$6,300															\$6,300	
E1030	Kitchen	10314548	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	
E1030	Kitchen	10314716	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	
E1030	Kitchen	10314670	Foodservice Equipment, Steamer, Freestanding, Replace	10	4	6	1	EA	\$10,500.00	\$10,500						\$10,500											\$10,500				\$21,000	
E1030	Kitchen	10314679	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	
E1030	Kitchen	10314710	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	
E1030	Kitchen	10314533	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	
E1030	Kitchen	10314582	Foodservice Equipment, Food Puree, Replace	10	4	6	1	EA	\$2,000.00	\$2,000							\$2,000										\$2,000				\$4,000	

Replacement Reserves Report



4/30/2026

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate					
D5020	Site/concession stand	10316226	Secondary Transformer, Dry, Stepdown, Replace		30	14	16	1	EA	\$10,000.00	\$10,000																\$10,000						\$10,000					
E1030	Site/concession stand	10316193	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace		15	8	7	1	EA	\$6,700.00	\$6,700								\$6,700															\$6,700				
E1030	Site/concession stand	10316232	Foodservice Equipment, Icemaker, Freestanding, Replace		15	7	8	1	EA	\$6,700.00	\$6,700									\$6,700														\$6,700				
E1030	Site/concession stand	10316198	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace		15	7	8	1	EA	\$3,300.00	\$3,300									\$3,300														\$3,300				
E1030	Site/concession stand	10316196	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace		30	14	16	1	EA	\$2,500.00	\$2,500																	\$2,500						\$2,500				
E2010	Site	10316202	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace		25	12	13	450	EA	\$120.00	\$54,000													\$54,000										\$54,000				
E2010	Site	10316225	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace		25	9	16	1500	EA	\$120.00	\$180,000																	\$180,000						\$180,000				
F1020	Site	10316234	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	17	13	300	SF	\$25.00	\$7,500														\$7,500									\$7,500				
F1020	Concession stand	10316216	Ancillary Building, Wood-Framed or CMU, Standard, Replace		35	22	13	2100	SF	\$100.00	\$210,000													\$210,000										\$210,000				
F1020	Site	10316209	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	200	SF	\$25.00	\$5,000																	\$5,000						\$5,000				
F1020	Site	10316227	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	80	SF	\$25.00	\$2,000																	\$2,000						\$2,000				
F1020	Site	10316194	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	150	SF	\$25.00	\$3,750																	\$3,750						\$3,750				
F1020	Site	10316236	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	200	SF	\$25.00	\$5,000																	\$5,000						\$5,000				
F1020	Site	10316206	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	200	SF	\$25.00	\$5,000																	\$5,000						\$5,000				
F1020	Site	10316240	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	200	SF	\$25.00	\$5,000																	\$5,000						\$5,000				
F1020	Site	10316213	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace		30	14	16	200	SF	\$25.00	\$5,000																	\$5,000						\$5,000				
F1020	Site	10316208	Ancillary Building, Greenhouse, Glazing & Accessories, Replace		30	14	16	300	SF	\$75.00	\$22,500																	\$22,500						\$22,500				
G2020	Site	10316201	Parking Lots, Pavement, Asphalt, Seal & Stripe		5	1	4	180000	SF	\$0.45	\$81,000				\$81,000						\$81,000					\$81,000				\$81,000				\$324,000				
G2020	Site	10316228	Parking Lots, Pavement, Asphalt, Mill & Overlay		25	9	16	180000	SF	\$3.50	\$630,000																	\$630,000						\$630,000				
G2030	Site	10316233	Sidewalk, Concrete, Small Areas/Sections, Replace		50	48	2	500	SF	\$20.00	\$10,000			\$10,000																				\$10,000				
G2050	Site	10316221	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface		10	4	6	45000	SF	\$4.50	\$202,500						\$202,500											\$202,500						\$405,000				
G2050	Site	10316212	Athletic Surfaces & Courts, Track Surface, Rubber, Replace		10	4	6	50000	SF	\$5.00	\$250,000						\$250,000											\$250,000						\$500,000				
G2050	Site	10316200	Sports Apparatus, Baseball, Backstop Chain-Link, Replace		20	9	11	2	EA	\$5,000.00	\$10,000											\$10,000												\$10,000				
G2050	Site	10316229	Sports Apparatus, Scoreboard, Electronic Basic, Replace		25	12	13	1	EA	\$3,000.00	\$3,000													\$3,000											\$3,000			
G2050	Site	10316237	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace		25	12	13	4	EA	\$4,750.00	\$19,000													\$19,000											\$19,000			
G2050	Site	10316223	Sports Apparatus, Football, Goal Post, Replace		25	10	15	2	EA	\$5,000.00	\$10,000															\$10,000								\$10,000				
G2050	Site	10316207	Sports Apparatus, Scoreboard, Electronic Standard, Replace		25	10	15	1	EA	\$8,000.00	\$8,000																\$8,000								\$8,000			
G2050	Site	10316204	Play Structure, Multipurpose, Very Small, Replace		20	9	11	1	EA	\$6,000.00	\$6,000											\$6,000													\$6,000			
G2060	Site	10316239	Picnic Table, Metal Powder-Coated, Replace		20	16	4	4	EA	\$700.00	\$2,800				\$2,800																				\$2,800			
G2060	Site	10316238	Signage, Property, Monument, Replace/Install		20	16	4	1	EA	\$3,000.00	\$3,000				\$3,000																				\$3,000			
G2060	Site	10316214	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install		20	9	11	1	EA	\$500.00	\$500												\$500												\$500			
G2060	Site	10316220	Retaining Wall, Brick/Stone, Replace		40	27	13	300	SF	\$140.00	\$42,000													\$42,000											\$42,000			
G4050	Site	10316230	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	9	11	6	EA	\$4,200.00	\$25,200												\$25,200												\$25,200			
G4050	Site	10316210	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	9	11	6	EA	\$4,200.00	\$25,200												\$25,200												\$25,200			
G4050	Site	10316235	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install		20	9	11	10	EA	\$4,200.00	\$42,000												\$42,000												\$42,000			
Totals, Unescalated													\$0	\$5,500	\$10,000	\$0	\$89,300	\$0	\$453,400	\$6,700	\$10,000	\$81,000	\$0	\$116,700	\$0	\$335,500	\$81,000	\$18,000	\$1,328,250	\$0	\$0	\$83,500	\$0					\$2,618,850
Totals, Escalated (3.0% inflation, compounded annually)													\$0	\$5,665	\$10,609	\$0	\$100,508	\$0	\$541,383	\$8,240	\$12,668	\$105,687	\$0	\$161,540	\$0	\$492,693	\$122,520	\$28,043	\$2,131,451	\$0	\$0	\$146,418	\$0					\$3,867,425

* Markup has been included in unit costs.

Appendix G: Equipment Inventory List

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D10 Conveying													
1	10314570	D1010	Elevator Controls	Automatic, 1 Car		Springbrook High School / Main Building	G-9	Otis	Illegible	HC16033			
2	10314713	D1010	Passenger Elevator	Hydraulic, 3 Floors	2500 LB	Springbrook High School / Main Building	G-9	Otis	Illegible	Illegible			
3	10314504	D1010	Vertical Lift	Wheelchair, 5' Rise		Springbrook High School / Main Building	Auditorium	Garaventa	No dataplate	No dataplate			
4	10314583	D1010	Vertical Lift	Wheelchair, 5' Rise		Springbrook High School / Main Building	Throughout Building	No dataplate	No dataplate	No dataplate	2025		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	10316241	D2010	Water Heater	Electric, Residential	30 GAL	Springbrook High School / Site	Site/concession stand	Inaccessible	Inaccessible	Inaccessible			
2	10314575	D2010	Water Heater	Gas, Commercial (200 MBH)	80 GAL	Springbrook High School / Main Building	B-114	Bradford White	D80T1993N	YA49261184	2017		
3	10314503	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Springbrook High School / Main Building	B-114	A. O. Smith	BTR-400A 118	1814109887387	2018		
4	10314641	D2010	Water Heater	Gas, Commercial (400 MBH)	100 GAL	Springbrook High School / Main Building	B-114	State Industries, Inc.	SBD-100-390NEA 118	2412138360864	2024		
5	10314671	D2010	Backflow Preventer	Domestic Water	6 IN	Springbrook High School / Main Building	B-114	Watts	308	242528			
6	10314586	D2010	Backflow Preventer	Domestic Water	4 IN	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
7	10314759	D2010	Backflow Preventer [BACKFLOW 1]	Domestic Water	1 1/2 IN	Springbrook High School / Main Building	B-114	Watts	LF009M2QT	130309			
8	10314647	D2010	Backflow Preventer [BACKFLOW 2]	Domestic Water	2 IN	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
9	10316197	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Springbrook High School / Site	Site/concession stand	No dataplate	No dataplate	No dataplate			
10	10314723	D2020	Pump	Sewage Ejector, Duplex	1 HP	Springbrook High School / Main Building	G-7						
11	10314506	D2020	Pump	Sewage Ejector, Duplex	1 HP	Springbrook High School / Main Building	G-7						
12	10314709	D2030	Pump	Sump	3 HP	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
13	10314657	D2030	Pump	Sump	3 HP	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
14	10314751	D2060	Air Compressor	Tank-Style	5 HP	Springbrook High School / Main Building	B-114	Curtis	20DT10E	24X70-120			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10314693	D2060	Supplemental Components	Compressed Air Dryer, Process Support	100 CFM	Springbrook High School / Main Building	B-114	Hankison	HPR15	H015A1151505058			

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10314729	D3020	Boiler [BOILER 1]	Gas, HVAC	4718 MBH	Springbrook High School / Main Building	B-114	Cleaver-Brooks	CBE 700	0L091590			
2	10314739	D3020	Boiler [BOILER 2]	Gas, HVAC	4718 MBH	Springbrook High School / Main Building	B-114	Cleaver-Brooks	CBE 700	0L091591			
3	10314538	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Springbrook High School / Main Building	Throughout Building						6
4	10314651	D3020	Unit Heater	Hydronic	12 MBH	Springbrook High School / Main Building	B-117	Inaccessible	Inaccessible	Inaccessible			
5	10314748	D3030	Chiller	Water-Cooled	450 TON	Springbrook High School / Main Building	B-114	Trane	RTHA450P	U93G0634	1993		
6	10314667	D3030	Cooling Tower	(Typical) Open Circuit	712 TON	Springbrook High School / Main Building	Building Exterior	Evapco	AT 12-712B	939591	1993		
7	10314702	D3030	Split System	Condensing Unit/Heat Pump	10 TON	Springbrook High School / Main Building	Roof	Trane	TTA1208400RA	H46198105			
8	10314536	D3030	Split System	Condensing Unit/Heat Pump	15 TON	Springbrook High School / Main Building	Roof	Trane	TTA180	H45198804			
9	10314534	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Springbrook High School / Main Building	Roof	Trane	TTR012C100A1	H46238145	1993		
10	10314697	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Springbrook High School / Main Building	Roof	Trane	No dataplate	No dataplate			
11	10314624	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
12	10314550	D3030	Split System	Interior & Exterior Component Pairing	1 TON	Springbrook High School / Main Building	Roof	Trane	TTR012010041	H45229143	1993		
13	10314743	D3030	Split System [CU-5]	Condensing Unit/Heat Pump	20 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
14	10314753	D3030	Split System [CU-7]	Condensing Unit/Heat Pump	20 TON	Springbrook High School / Main Building	Roof	Trane	TTA240B300BA	Inaccessible	1993		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10314539	D3030	Split System [RTU-6]	Condensing Unit/Heat Pump	6 TON	Springbrook High School / Main Building	Roof	Trane	TCD075 49DAA	H171 1139	1993		
16	10314546	D3030	Split System Ductless	Single Zone	1.5 TON	Springbrook High School / Main Building	Roof	Mitsubishi Electric	MUZ-GL18NA	2 006192 T	2022		
17	10314537	D3030	Split System Ductless	Single Zone	1.5 TON	Springbrook High School / Main Building	Roof	Friedrich	FSHSR18A3A	NA	2021		
18	10314532	D3030	Split System Ductless [HP-1]	Multi Zone, Condenser & 2 Evaporators of 1 TON each		Springbrook High School / Main Building	Roof	Daikin Industries	RZQ30MVJU	E000324			
19	10314531	D3030	Split System Ductless [HP-2]	Multi Zone, Condenser & 2 Evaporators of 1 TON each		Springbrook High School / Main Building	Roof	Daikin Industries	RZQ30MVJU	Illegible			
20	10314614	D3030	Unit Ventilator	approx/nominal 2 Ton	750 CFM	Springbrook High School / Main Building	Classrooms General						75
21	10314501	D3030	Chilled Water	Chemical Feed Dosing System		Springbrook High School / Main Building	B-114						
22	10314722	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Springbrook High School / Main Building	B-114	Taco	PM6L5 10.0	NA	1994		
23	10314567	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	20 HP	Springbrook High School / Main Building	B-114	Taco	FM6013 10.0 B2LIDZ	NA	1993		
24	10314547	D3050	Pump [PUMP 1]	Distribution, HVAC Heating Water	100 HP	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
25	10314727	D3050	Pump [PUMP 2]	Distribution, HVAC Heating Water	100 HP	Springbrook High School / Main Building	B-114	No dataplate	No dataplate	No dataplate			
26	10314560	D3050	Air Handler	Interior AHU, Easy/Moderate Access	6000 CFM	Springbrook High School / Main Building	C-209	Trane	Inaccessible	Inaccessible			
27	10314659	D3050	Air Handler [AHU-6]	Interior AHU, Easy/Moderate Access	6000 CFM	Springbrook High School / Main Building	Stage	No dataplate	No dataplate	No dataplate			
28	10314577	D3050	Make-Up Air Unit	MUA or MAU	6000 CFM	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
29	10314632	D3050	Make-Up Air Unit	MUA or MAU	7000 CFM	Springbrook High School / Main Building	Roof	Trane	GRAA30P	C2201857905001001	2022		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	10314629	D3050	Make-Up Air Unit	MUA or MAU	6000 CFM	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
31	10314749	D3050	Make-Up Air Unit [MU-5]	MUA or MAU	6000 CFM	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
32	10314705	D3050	Make-Up Air Unit [MU-6]	MUA or MAU	6000 CFM	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
33	10314556	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	8.5 TON	Springbrook High School / Main Building	Roof	Trane	TCD102B400BA	H171432400	1993		
34	10314549	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
35	10314580	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
36	10314590	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	15 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
37	10314623	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Springbrook High School / Main Building	Roof	Trane	TC0060C400AA	060TE TATH	1993		
38	10314628	D3050	Packaged Unit	RTU, Pad or Roof-Mounted	5 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
39	10314663	D3050	Packaged Unit [RTU-13]	RTU, Pad or Roof-Mounted	6 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible	1993		
40	10314540	D3050	Packaged Unit [RTU-1]	RTU, Pad or Roof-Mounted	10 TON	Springbrook High School / Main Building	Roof	Trane	No dataplate	No dataplate			
41	10314597	D3050	Packaged Unit [RTU-11]	RTU, Pad or Roof-Mounted	6 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Inaccessible	1993		
42	10314654	D3050	Packaged Unit [RTU-12]	RTU, Pad or Roof-Mounted	6 TON	Springbrook High School / Main Building	Roof	Trane	TCD075C400AA	H151441050	1993		
43	10314620	D3050	Packaged Unit [RTU-3]	RTU, Pad or Roof-Mounted	10 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	10314703	D3050	Packaged Unit [RTU-4]	RTU, Pad or Roof-Mounted	15 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	10314516	D3050	Packaged Unit [RTU-5]	RTU, Pad or Roof-Mounted	12 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
46	10314524	D3050	Packaged Unit [RTU-6]	RTU, Pad or Roof-Mounted	7.5 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
47	10314675	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	10 TON	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
48	10314572	D3050	Packaged Unit [RTU-7]	RTU, Pad or Roof-Mounted	6 TON	Springbrook High School / Main Building	Roof	Trane	Illegible	Illegible			
49	10314553	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
50	10314634	D3060	Exhaust Fan	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
51	10314672	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
52	10314718	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
53	10314738	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
54	10314737	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
55	10314704	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
56	10314525	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
57	10314680	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
58	10314700	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
59	10314600	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
60	10314673	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
61	10314542	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
62	10314752	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
63	10314740	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
64	10314574	D3060	Exhaust Fan	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
65	10314609	D3060	Exhaust Fan [15]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
66	10314726	D3060	Exhaust Fan [23]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
67	10314563	D3060	Exhaust Fan [24]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
68	10314527	D3060	Exhaust Fan [30]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
69	10314707	D3060	Exhaust Fan [31]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
70	10314664	D3060	Exhaust Fan [31]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
71	10314755	D3060	Exhaust Fan [32]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
72	10314650	D3060	Exhaust Fan [36]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
73	10314728	D3060	Exhaust Fan [38]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
74	10314636	D3060	Exhaust Fan [39]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
75	10314689	D3060	Exhaust Fan [4]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
76	10314633	D3060	Exhaust Fan [45]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
77	10314688	D3060	Exhaust Fan [45]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
78	10314558	D3060	Exhaust Fan [47]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
79	10314587	D3060	Exhaust Fan [48]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
80	10314621	D3060	Exhaust Fan [49]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
81	10314714	D3060	Exhaust Fan [51]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
82	10314744	D3060	Exhaust Fan [53]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
83	10314681	D3060	Exhaust Fan [53]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
84	10314732	D3060	Exhaust Fan [58]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
85	10314608	D3060	Exhaust Fan [6]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
86	10314669	D3060	Exhaust Fan [60]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
87	10314658	D3060	Exhaust Fan [63]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
88	10314554	D3060	Exhaust Fan [70]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
89	10314638	D3060	Exhaust Fan [72]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
90	10314685	D3060	Exhaust Fan [75]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
91	10314605	D3060	Exhaust Fan [PRV-14]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
92	10314594	D3060	Exhaust Fan [PRV-1]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
93	10314573	D3060	Exhaust Fan [PRV-17]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
94	10314598	D3060	Exhaust Fan [PRV-19]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
95	10314510	D3060	Exhaust Fan [PRV-2]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
96	10314557	D3060	Exhaust Fan [PRV-28]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
97	10314757	D3060	Exhaust Fan [PRV-34]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
98	10314616	D3060	Exhaust Fan [PRV-41]	Roof or Wall-Mounted, 10" Damper	500 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
99	10314642	D3060	Exhaust Fan [PRV-5]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
100	10314645	D3060	Exhaust Fan [PRV-56]	Roof or Wall-Mounted, 12" Damper	100 CFM	Springbrook High School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
101	10314652	D3060	Exhaust Fan [UF-1]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Springbrook High School / Main Building	Roof	NA	BI 270	565399200	1993		
102	10314625	D3060	Exhaust Fan [UF-2]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Springbrook High School / Main Building	Roof	Illegible	Illegible	Illegible	1993		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	10314585	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Springbrook High School / Main Building	Kitchen						16
2	10316222	D4010	Fire Suppression System	Commercial Kitchen, per LF of Hood		Springbrook High School / Site	Site/concession stand						6

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10314706	D5010	Generator	Diesel	400 KW	Springbrook High School / Main Building	Building Exterior	Kohler	Inaccessible	Inaccessible	2025		
2	10314747	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Springbrook High School / Main Building	C-313	Square D	Inaccessible	Inaccessible			
3	10314552	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Springbrook High School / Main Building	G-308	Powersmiths	Inaccessible	Inaccessible	2024		
4	10316226	D5020	Secondary Transformer	Dry, Stepdown	75 KVA	Springbrook High School / Site	Site/concession stand	Square D	75	NA			
5	10314520	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Springbrook High School / Main Building	C-311	Powersmiths	Inaccessible	Inaccessible	2024		
6	10314615	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Springbrook High School / Main Building	G-204	Powersmiths	Inaccessible	Inaccessible	2024		
7	10314724	D5020	Secondary Transformer [TLEM]	Dry, Stepdown	15 KVA	Springbrook High School / Main Building	C-104	Square D	EXN15T3HCU	1011824299	2024		
8	10314521	D5020	Secondary Transformer [TSP]	Dry, Stepdown	45 KVA	Springbrook High School / Main Building	C-104	Square D	EXN45T3HCU	1011024305	2024		
9	10314648	D5020	Switchboard	120/208 V	2000 AMP	Springbrook High School / Main Building	C-104	Square D	No dataplate	No dataplate			
10	10314512	D5020	Switchboard	120/208 V	2000 AMP	Springbrook High School / Main Building	Electrical Room/stage	Square D	No dataplate	No dataplate			
11	10693478	D5020	Switchgear [MAIN ELECTRICAL SHUT OFF]	277/480 V	3000 AMP	Springbrook High School / Main Building	Electrical Room Door 39	Square D	QED 2	3620850A0	1993		
12	10314655	D5020	Distribution Panel	120/208 V	800 AMP	Springbrook High School / Main Building	G114	Square D	123620850CF0	NA			
13	10314711	D5020	Distribution Panel	120/208 V	600 AMP	Springbrook High School / Main Building	G-103	Square D	123620850CD0	NA			
14	10314717	D5020	Distribution Panel	120/208 V	1200 AMP	Springbrook High School / Main Building	B-117	Square D	23620850CB0	NA		2200049979	

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10314515	D5020	Distribution Panel	277/480 V	400 AMP	Springbrook High School / Main Building	B-117	Square D	Illegible	No dataplate			
16	10314513	D5020	Distribution Panel	277/480 V	600 AMP	Springbrook High School / Main Building	B-114	Square D	1236208503Y	NA			
17	10314720	D5030	Variable Frequency Drive [DUEL PUMP 1]	VFD, by HP of Motor	100 HP	Springbrook High School / Main Building	B-114	Yaskawa	H6828124PMB	42530041790001			
18	10314603	D5030	Variable Frequency Drive [DUEL PUMP 2]	VFD, by HP of Motor	100 HP	Springbrook High School / Main Building	B-114	Yaskawa	Illegible	Inaccessible			
19	10314591	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Springbrook High School / Main Building	Gymnasiums						25

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10314666	D7050	Fire Alarm Panel	Fully Addressable		Springbrook High School / Main Building	B-117	Honeywell	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10314584	E1030	Foodservice Equipment	Commercial Kitchen, 1-Bowl		Springbrook High School / Main Building	Kitchen						
2	10314668	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Springbrook High School / Main Building	Kitchen						
3	10316196	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Springbrook High School / Site	Site/concession stand						
4	10314656	E1030	Foodservice Equipment	Commercial Kitchen, 3-Bowl		Springbrook High School / Main Building	Kitchen						
5	10314530	E1030	Foodservice Equipment	Convection Oven, Double		Springbrook High School / Main Building	Kitchen	Rational	LM100CG.AXXXXX	062SJ22022949546			
6	10314517	E1030	Foodservice Equipment	Convection Oven, Double		Springbrook High School / Main Building	Kitchen	Vulcan	SC22T	81011255			
7	10314604	E1030	Foodservice Equipment	Convection Oven, Double		Springbrook High School / Main Building	Kitchen	Vulcan	Illegible	Illegible			
8	10314569	E1030	Foodservice Equipment	Dairy Cooler/Wells		Springbrook High School / Main Building	Kitchen	Continental Refrigerator	MCSNSSD	162A6016			
9	10314619	E1030	Foodservice Equipment	Dairy Cooler/Wells		Springbrook High School / Main Building	Kitchen	Continental Refrigerator	MCSNSSD	162A5427			
10	10316198	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Springbrook High School / Site	Site/concession stand	No dataplate	No dataplate	No dataplate			
11	10314699	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Springbrook High School / Main Building	Kitchen	AvTec	AWVP	23631			
12	10314507	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Springbrook High School / Main Building	Kitchen	AvTec	AXWP	28931			
13	10314701	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Springbrook High School / Main Building	Kitchen	AvTec	Illegible	Illegible			
14	10314631	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Springbrook High School / Main Building	Kitchen	AvTec	Illegible	28531			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10314548	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	Delfield	KCSC-74-BP	2212820100734			
16	10314716	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
17	10314679	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
18	10314710	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
19	10314533	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	NA	KH-5-40	2212829			
20	10314582	E1030	Foodservice Equipment	Food Puree		Springbrook High School / Main Building	Kitchen	No dataplate	No dataplate	No dataplate			
21	10314741	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Springbrook High School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
22	10314622	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Springbrook High School / Main Building	Kitchen	Vulcan	VHFA18	521020894			
23	10314644	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Springbrook High School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
24	10314509	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Springbrook High School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
25	10316232	E1030	Foodservice Equipment	Icemaker, Freestanding		Springbrook High School / Site	Site/concession stand	Manitowoc	No dataplate	No dataplate			
26	10314523	E1030	Foodservice Equipment	Icemaker, Freestanding		Springbrook High School / Main Building	Kitchen	Manitowoc	Inaccessible	Inaccessible			
27	10314568	E1030	Foodservice Equipment	Range, 2-Burner		Springbrook High School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
28	10316193	E1030	Foodservice Equipment	Range/Oven, 4-Burner w/ Griddle		Springbrook High School / Site	Site/concession stand	No dataplate	No dataplate	No dataplate			
29	10314674	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Springbrook High School / Main Building	Kitchen	True Manufacturing Co	TS-49-HC	8984460			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	10314670	E1030	Foodservice Equipment	Steamer, Freestanding		Springbrook High School / Main Building	Kitchen	Blodgett	DFG-200-ES	122019CD076Z			
31	10314576	E1030	Foodservice Equipment	Tilting Skillet		Springbrook High School / Main Building	Kitchen	Vulcan	No dataplate	No dataplate			
32	10314695	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Springbrook High School / Main Building	Roof	Illegible	Illegible	Illegible			
33	10314618	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Springbrook High School / Main Building	Roof	Trenton	TESA020M8-HT3C-B	182103003			
34	10314588	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Springbrook High School / Main Building	Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
35	10314725	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Springbrook High School / Main Building	Kitchen	Bohn	Inaccessible	Inaccessible			
36	10314535	E1030	Foodservice Equipment	Walk-In, Freezer		Springbrook High School / Main Building	Kitchen	Bally	36X76-4-A-W	DX209047-02			
37	10314610	E1030	Foodservice Equipment	Walk-In, Refrigerator		Springbrook High School / Main Building	Kitchen	Bally	36X76-4-ALTW	DX209047-81			
38	10314581	E1040	Ceramics Equipment	Kiln		Springbrook High School / Main Building	B104	L&L	J230-HD	111501B			
39	10314561	E1040	Ceramics Equipment	Kiln		Springbrook High School / Main Building	B104	L&L	JD230V-HD	050707-C-SHF			
40	10314682	E1040	Ceramics Equipment	Kiln		Springbrook High School / Main Building	B104	L&L	JD230V-HD	050707-D-SHF			
41	10314612	E1040	Laboratory Equipment	Exhaust Hood, Variable Volume 10 LF		Springbrook High School / Main Building	B104						