FACILITY CONDITION ASSESSMENT

prepared for

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

Watkins Mill High School
10301 Apple Ridge Road
Montgomery Village, MD 20886

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BV PROJECT #:
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DATE OF REPORT:
November 7, 2025

ON SITE DATE:
September 23-26, 2025

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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	10301 Apple Ridge Road, Montgomery Village, MD 20886
Site Developed	1989
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 23-26, 2025
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Ms. Garcia Thompson
Assessment and Report Prepared By	Kai Hollman
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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

Watkins Mill High School was originally constructed in 1989, serving the local community for over three decades. The facility appears to have undergone some renovations since the original construction date. In recent years, the school has received upgrades to its HVAC system.

Architectural

The construction features masonry load bearing construction with a brick facade that will need cleaning in the short term. The aluminum windows and metal exterior doors are in fair condition. The built-up roofing system is in poor condition with evidence of active leaks, area of ponding water, and blisters within the membrane. Interior finishes, typical of a school are in fair condition. Regular maintenance and inspection are highly recommended to ensure the facility remains in good condition.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building's central heating system is supplied by four new natural gas boilers feeding hydronic fan coils in common areas and unit ventilators in classrooms and supporting spaces. Central cooling is provided by fairly new air-cooled chiller and two water-cooled chillers which feed air handlers throughout the building. Additional heating and cooling are provided by exterior VRV heat pumps coupled with interior cassette fan coil units that are in fair condition. Auxiliary systems include packaged units, ductless split-systems, and rooftop exhaust fans that are in fair condition.

The electrical service is 480Y/277V, which results in step-down transformers located throughout the building. The facility's electrical infrastructure has been updated on an as-needed basis. The lighting system consists mostly of linear fluorescent fixtures and LED bulbs.

The plumbing system has not reported supply or sewer issues. Domestic hot water is provided to the restrooms and break rooms by a commercial gas heaters located in the boiler room. Plumbing fixtures, including toilets, Urinals, and restroom sinks, are fair and are in working condition.

Fire protection systems include a fire alarm system, alarms with strobes, pull stations, extinguishers, standpipes, and appropriate egress signage. The sprinkler system protecting the entire building is serviced from the mechanical room. Vertical conveyance in the building is provided by a hydraulic passenger elevator that serves all floors. Issues with the elevator was not observed nor reported and would need updating in the short-term.

Most of the MEFP Components will require replacement during the reserve term, with typical lifecycle replacements and ongoing maintenance budgeted and anticipated.

Site

The school occupies a 56.69-acre site, featuring typical amenities for a high school campus. The property includes asphalt parking areas and concrete sidewalks connecting various building entrances and site locations. The parking lots are in fair condition, currently in the middle of their expected useful life. The campus includes sports courts and fields. Site lighting is provided by pole-mounted and building-mounted fixtures. Chain-link fencing surrounds most of the property perimeter for security.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.488795.

Immediate Needs

There are no immediate needs to report.

Key Findings

Sidewalk in Poor condition.

Concrete, Large Areas
Site Watkins Mill High School Site Parking Areas

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **94.9**

Plan Type: Safety

Cost Estimate: $4,500

**$**$$$

Concrete sidewalk has separation and cracking throughout front entrances area. - AssetCALC ID: 9819834

Parking Lots in Poor condition.

Pavement, Asphalt
Site Watkins Mill High School Site Parking Areas

Uniformat Code: G2020
Recommendation: **Cut and Patch in 2025**

Priority Score: **93.9**

Plan Type: Safety

Cost Estimate: $8,300

**$$**$$

Asphalt pavement has potholes and major separation. - AssetCALC ID: 9819822

Roofing in Poor condition.

Built-Up
Watkins Mill High School Watkins Mill High School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2026**

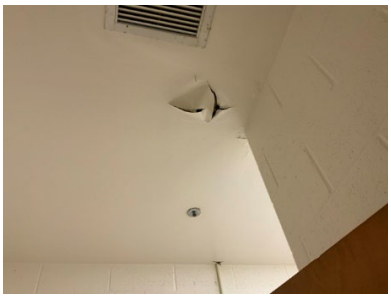
Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,955,800

$$$$

The built-up has multiple deficiencies; blisters, ponding water, and cracking. - AssetCALC ID: 9819939



Interior Construction

any type, Repairs per Man-Day
Watkins Mill High School Watkins Mill High School Staff Restroom ceiling (1st Floor)

Uniformat Code: C1010
Recommendation: **Repair in 2025**

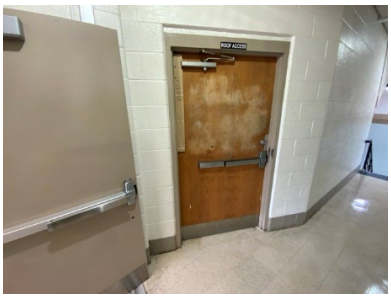
Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,100

**$**$$$

Interior painted ceiling is peeling due to apparent water damage. - AssetCALC ID: 9819956



Interior Door in Poor condition.

Wood, Solid-Core
Watkins Mill High School Watkins Mill High School Third Floor (Roof Access door)

Uniformat Code: C1030
Recommendation: **Replace in 2026**

Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $700

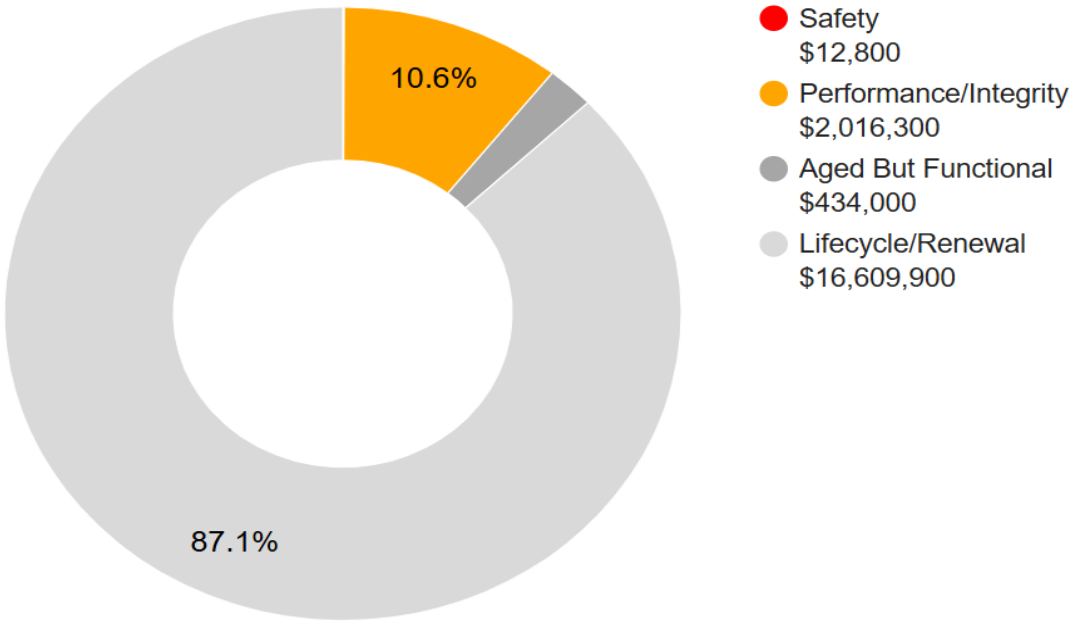
**$**$$$

Interior door is broken, aged, and does not operate properly. - AssetCALC ID: 9820071

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: $19,073,000

2. Building Information

Building: Systems Summary		
Address	10301 Apple Ridge Road, Montgomery Village, MD 20886	
GPS Coordinates	39,18358, -77.21383	
Constructed/Renovated	1989	
Building Area	305,288 SF	
Number of Stories	2 above grade with 1 below-grade basement levels	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open web steel joists and concrete strip wall footings	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum double-pane	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, unfinished concrete Ceilings: Painted gypsum board, ACT, Unfinished/exposed	Fair
Elevators	Passenger: 1 hydraulic car serving all 3 floors	Fair

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

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$99,500	$1,737,100	$1,836,600
Roofing	-	$2,014,500	-	-	-	$2,014,500
Interiors	$1,100	$700	-	$2,996,000	$8,788,400	$11,786,300
Conveying	-	$58,300	$5,600	$11,400	-	$75,400
Plumbing	-	-	$1,718,000	$34,800	$325,500	$2,078,300
HVAC	-	-	$96,200	$790,700	$4,681,400	$5,568,300
Fire Protection	-	-	$356,900	-	$107,200	$464,100
Electrical	-	-	$62,600	$6,822,100	$4,520,700	$11,405,400
Fire Alarm & Electronic Systems	-	-	-	$1,796,200	$2,063,200	$3,859,400
Equipment & Furnishings	-	-	$13,800	$1,025,600	$496,200	$1,535,500
TOTALS (3% inflation)	**$1,100**	**$2,073,500**	**$2,253,100**	**$13,576,300**	**$22,719,600**	**$40,623,600**

3. Site Summary

Site Information		
Site Area	56.68 acres (estimated)	
Parking Spaces	440 total spaces all in open lots; 16 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and property entrance signage; chain link fencing Playground and sports fields and courts 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 Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED, HPS, metal halide	Good
Ancillary Structures	Storage shed	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 Information	
Site Additional Studies	No additional studies are currently recommended for the exterior site areas.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Equipment & Furnishings	-	-	$13,100	-	-	$13,100
Special Construction & Demo	-	-	-	-	$171,400	$171,400
Site Development	-	-	$333,000	$49,000	$675,500	$1,057,400
Site Pavement	$12,800	-	$64,900	$696,100	$188,400	$962,100
Site Utilities	-	-	-	-	$96,800	$96,800
TOTALS (3% inflation)	**$12,800**	**-**	**$411,000**	**$745,100**	**$1,132,100**	**$2,301,000**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	1989	No	No
Main Building	1989	No	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Watkins Mill High School, 10301 Apple Ridge Road, Montgomery Village, MD 20886, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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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

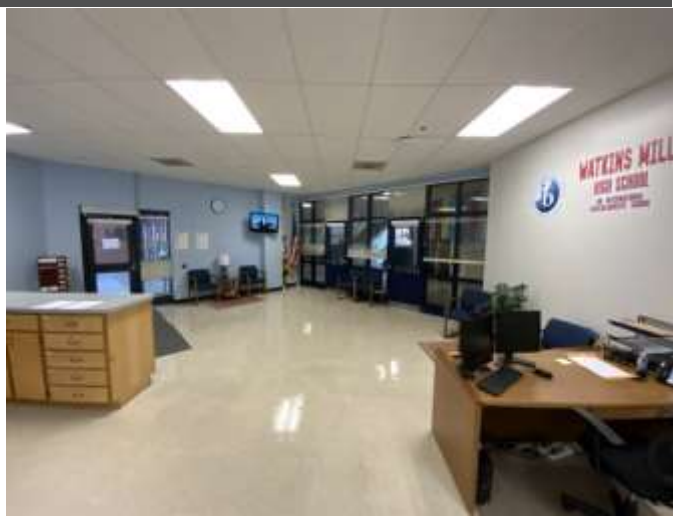
4 - RIGHT ELEVATION

5 - STRUCTURAL FRAMING

6 - ROOFING

Photographic Overview

7 - MAIN ENTRANCE



8 - RECEPTION AREA

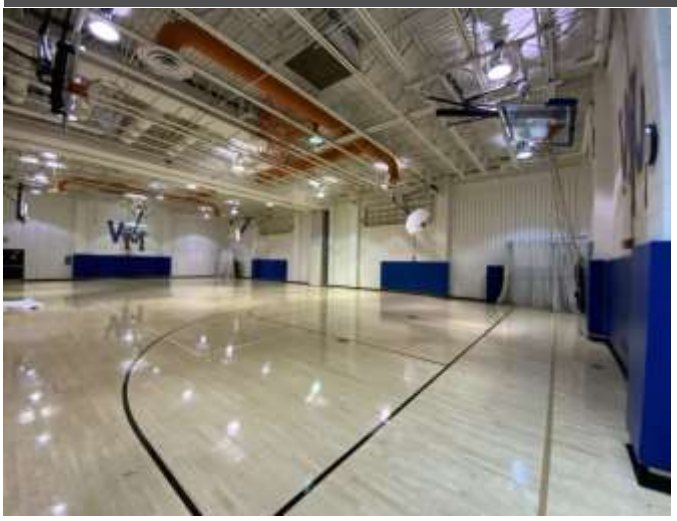
9 - OFFICES

10 - CULINARY CLASSROOM

11 - TYPICAL CLASSROOM

12 - SCIENCE CLASSROOM

Photographic Overview



13 – GYMNASIUM

14 - LIBRARY

15 - COMMERCIAL KITCHEN

16 - GANG STYLE RESTROOM

17 - STAFF RESTROOM

18 - WATER HEATER

Photographic Overview

19 - BOILER ROOM

20 - CHILLER

21 - COOLING TOWER

22 - AIR HANDLER

23 - SPLIT SYSTEM DUCTLESS

24 - PACKAGED UNIT

Photographic Overview

25 - FAN COIL UNIT

26 - BACKFLOW PREVENTER

27 - FIRE ALARM PANEL

28 - SWITCHBOARD

29 - SOLAR POWER

30 - ANCILLARY BUILDING

Photographic Overview

31 - ANCILLARY BUILDING

32 - COURTYARD

33 - SPORTS COURTS

34 - SPORTS FIELDS

35 - MAIN ENTRANCE LOOP

36 - PARKING LOT

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-199.354	Watkins Mill High School
Source	**On-Site Date**
Google	September 29, 2025

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Watkins Mill High School

Name of person completing form: Garcia Thompson

Title / Association w/ property: BSM

Length of time associated w/ property: 2 years

Date Completed: 9/28/2025

Phone Number: 249-549-4177

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: 1989	Renovated:	
2	Building size in SF	305,288 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	2024	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	New chillers, cooling tower, and boilers in 2020-2024		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Leaks throughout the building.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?			X		
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Watkins Mill High School

BV Project Number: 172559.25R000-199.354

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

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

ACCESSIBLE RAMP

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

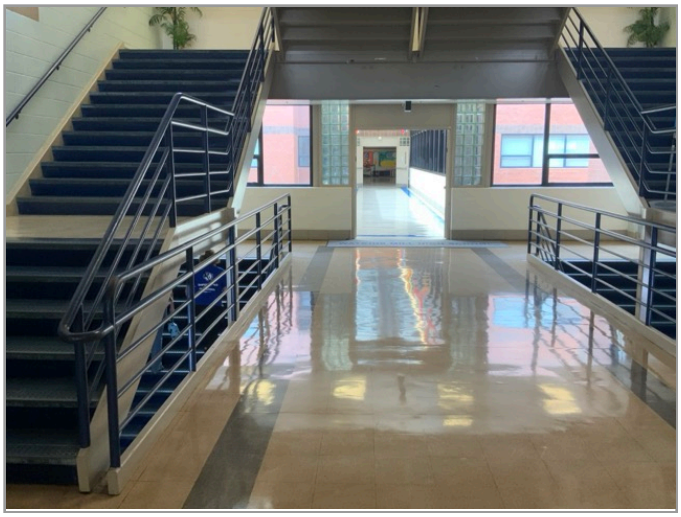
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH

DOOR HARDWARE

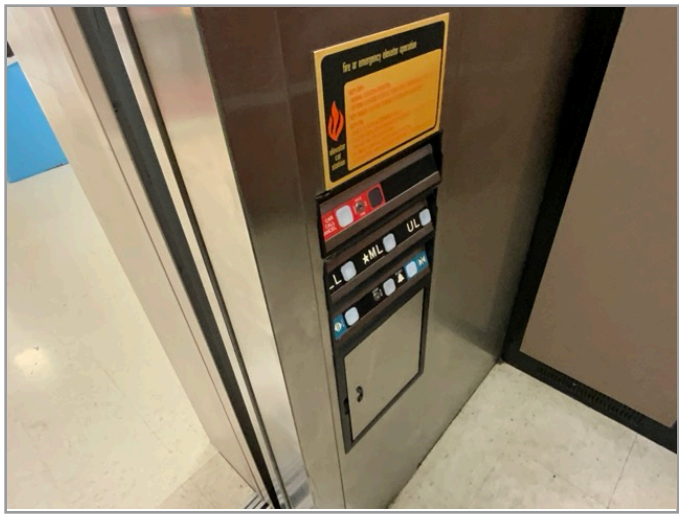
	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS



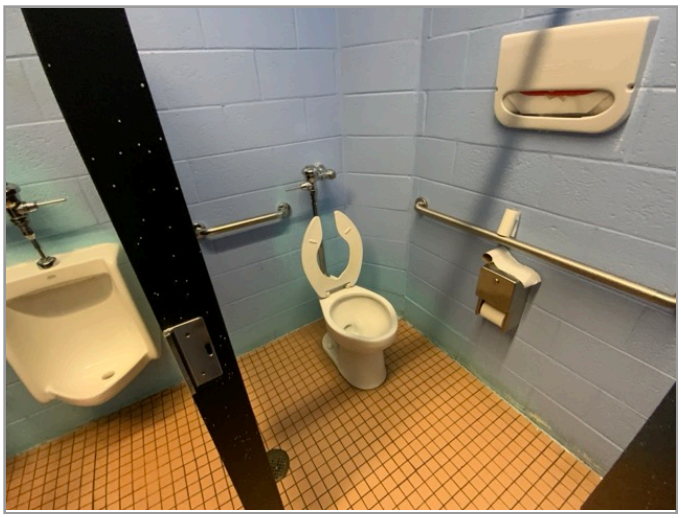
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW

SINK, FAUCET HANDLES AND ACCESSORIES

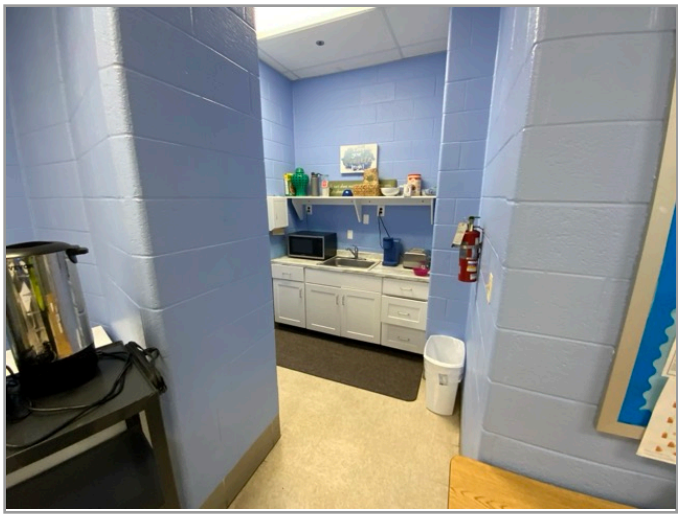
	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

KITCHEN OVERVIEW



KITCHEN PATH OF TRAVEL

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Good	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	305,288 SF	39	9820060
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	305,288 SF	39	9819941
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	28,000 SF	10	9820053
B2010	Building Exterior	Good	Exterior Walls, any painted surface, Prep & Paint	8,000 SF	7	9819999
B2020	Building Exterior	Fair	Glazing, any type by SF	15,500 SF	19	9819936
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	24	20	9819988
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	12	18	9819935
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	127,000 SF	1	9819939
Interiors						
C1010	Staff Restroom ceiling (1st floor)	NA	Interior Construction, any type, Repairs per Man-Day, Repair	1	0	9819956
C1030	Third Floor (Roof Access door)	Poor	Interior Door, Wood, Solid-Core	1	1	9820071
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Commercial	280	20	9820033
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	48	20	9820093
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	167,900 SF	16	9820086
C1090	Throughout Building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	500 LF	13	9819985
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	38	10	9819958
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	38,100 SF	9	9820105
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	38,200 SF	11	9819920
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	686,900 SF	6	9819954
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	30,500 SF	7	9820081
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	122,000 SF	11	9819906

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Good	Flooring, Carpet, Commercial Standard	15,300 SF	7	9819991
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	30,500 SF	30	9820063
C2030	Restrooms	Fair	Flooring, Ceramic Tile	76,500 SF	20	9819960
C2030	Gymnasium	Good	Flooring, Wood, Sports, Refinish	30,500 SF	9	9820044
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	61,100 SF	6	9819914
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	76,300 SF	6	9820029
Conveying						
D1010	Elevator Room C005	Fair	Elevator Controls, Automatic, 1 Car	1	4	9819912
D1010	Throughout Building	Fair	Elevator Cab Finishes, Standard	1	8	9820024
D1010	Elevator Room C005	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	2	9820025
Plumbing						
D2010	Building Exterior	Fair	Backflow Preventer, Domestic Water	1	16	9819923
D2010	Fire Alarm Room	Fair	Pump Station, Duplex Mounted	1	11	9820108
D2010	Restrooms	Fair	Urinal, Standard	18	16	9819992
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	30	16	9819910
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	38	14	9819928
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water [PUMP- 5]	1	14	9820022
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	10	9820037
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water [PUMP - 6]	1	14	9820066
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	13	9820078
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	9820083
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (200 MBH)	1	13	9819937
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	305,288 SF	4	9820005
D2010	Classrooms General	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	4	8	9819972
D2010	Boiler Room	Fair	Water Softener, Domestic Water, 300k Grains & 80 GPM	1	12	9819975

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3020	Boiler Room	Good	Boiler, Gas, HVAC [BOILER #3]	1	28	9819900
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	10	9820030
D3020	Throughout Building	Fair	Unit Heater, Hydronic	1	12	9819933
D3020	Boiler Room	Good	Boiler, Gas, HVAC [BOILER #4]	1	28	9819979
D3020	Boiler Room	Good	Boiler, Gas, HVAC [BOILER #2]	1	28	9819983
D3020	Fire Alarm Room	Fair	Unit Heater, Hydronic	1	12	9819978
D3020	Boiler Room	Good	Boiler, Gas, HVAC [BOILER #1]	1	28	9820006
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	14	9819917
D3030	Roof	Good	Split System Ductless, Single Zone	1	11	9820045
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator [CU-A006CP]	1	7	9820043
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator	1	14	9820054
D3030	Building Exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	13	9820112
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	8	9820028
D3030	Roof	Fair	Chiller, Air-Cooled [CH-3]	1	15	9819947
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	9820080
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-GHR]	1	8	9820094
D3030	Boiler Room	Good	Chiller, Water-Cooled	1	24	9819898
D3030	Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	14	9820089
D3030	Boiler Room	Good	Chiller, Water-Cooled	1	24	9820109
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 4 Ton [UV-E105]	26	13	9819942
D3030	Roof	Good	Split System Ductless, Single Zone	1	11	9820091
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	13	9819996
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	3	9819899
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	13	9819953

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator	1	11	9820116
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV) [CU-1]	1	3	9819951
D3050	T025	Fair	Pump, Distribution, HVAC Heating Water	1	13	9820014
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E201]	1	14	9819977
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	305,288 SF	23	9820069
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-4]	1	10	9820111
D3050	Mechanical Room B004	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	18	9819938
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-6]	1	8	9819990
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	29	9820104
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-1]	1	11	9820097
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP#8]	1	13	9819922
D3050	Mechanical Room B004	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	24	9819976
D3050	Roof	Fair	Air Handler, Exterior AHU [RTU-LR]	1	14	9820079
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-1]	1	7	9820021
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-11]	1	10	9820048
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-5]	1	10	9820039
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP - P1]	1	13	9819915
D3050	Mechanical Room B004	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	24	9819980
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	10	9820076
D3050	T025	Fair	Pump, Distribution, HVAC Heating Water	1	13	9820012
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP - P2]	1	12	9819919
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP#7]	1	13	9820036
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-6]	1	10	9820067
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [ERU-7]	1	8	9820072
D3050	Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	305,288 SF	17	9819955

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP#10]	1	12	9820049
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-2]	1	11	9819897
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP#9]	1	13	9820032
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	24	9820038
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E202]	1	14	9820095
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-9]	1	10	9819963
D3050	Roof	Fair	Air Handler, Exterior AHU [AHU-10]	1	10	9819959
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-7]	1	10	9819964
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-E106]	1	14	9820051
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [RTU-3]	1	10	9820016
D3050	Third Floor Hallway	Fair	Fan Coil Unit, Hydronic Terminal [FCU-C6]	1	11	9820084
D3050	Classrooms General	Fair	Fan Coil Unit, Hydronic Terminal	1	11	9820018
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water [PUMP#11]	1	13	9820011
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820073
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper [F21]	1	9	9820088
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-2]	1	8	9819952
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU)	1	8	9820019
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9819969
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820119
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9819967
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820090
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-3]	1	8	9819901
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820115
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820082
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9819949

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820004
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-4]	1	9	9820056
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820023
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [ERU-5]	1	9	9819986
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820075
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	19	9819944
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9820050
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9819962
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	19	9819970
Fire Protection						
D4010	Fire Alarm Room	Fair	Pump, Fire Suppression	1	16	9819921
D4010	Fire Alarm Room	Fair	Supplemental Components, Fire Pump Controller	1	14	9819998
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	305,288 SF	3	9819989
Electrical						
D5010	Roof	Fair	Solar Power, Inverter	9	5	9819903
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS#1]	1	18	9820092
D5010	Main Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS#2]	1	14	9820074
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panels by SF	70,000 SF	10	9819946
D5010	Building Exterior	Fair	Generator, Diesel	1	12	9819995
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	16	9820121
D5020	Electrical Room D007	Fair	Secondary Transformer, Dry, Stepdown	1	19	9819911
D5020	Electrical Room. - C007	Fair	Distribution Panel, 277/480 V	1	16	9820103
D5020	Electrical Room G110	Fair	Distribution Panel, 120/208 V	1	19	9819925
D5020	Electrical Room. - C015	Fair	Distribution Panel, 277/480 V	1	16	9820070
D5020	Electrical Room B007	Fair	Distribution Panel, 120/208 V	1	23	9820035

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room G110	Fair	Secondary Transformer, Dry, Stepdown	1	20	9819968
D5020	Electrical Room C211	Fair	Secondary Transformer, Dry, Stepdown	1	19	9820015
D5020	Electrical Room. - C015	Fair	Distribution Panel, 277/480 V	1	16	9819987
D5020	Fire Alarm Room	Fair	Secondary Transformer, Dry, Stepdown	1	17	9819957
D5020	Electrical Room D108	Fair	Secondary Transformer, Dry, Stepdown	1	19	9819966
D5020	Main Electrical Room	Fair	Secondary Transformer, Dry, Stepdown	1	28	9820055
D5020	Main Electrical Room	Fair	Switchboard, 277/480 V	1	17	9820017
D5020	Electrical Room B007	Fair	Distribution Panel, 120/208 V	1	20	9820100
D5020	Electrical Room B007	Fair	Distribution Panel, 120/208 V	1	21	9820001
D5020	Electrical Room D205	Fair	Secondary Transformer, Dry, Stepdown	1	15	9819934
D5020	Electrical Room C201	Fair	Distribution Panel, 120/240 V	1	18	9820041
D5020	Electrical Room D007	Fair	Distribution Panel, 120/240 V	1	28	9819981
D5020	Electrical Room B125	Fair	Secondary Transformer, Dry, Stepdown	1	18	9819982
D5020	Electrical Room. - C007	Fair	Distribution Panel, 277/480 V	1	16	9819916
D5020	Electrical Room C201	Fair	Secondary Transformer, Dry, Stepdown	1	20	9819997
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V	1	14	9820096
D5020	Electrical Room. - C007	Fair	Secondary Transformer, Dry, Stepdown	1	19	9819984
D5020	Electrical Room C113	Fair	Secondary Transformer, Dry, Stepdown	1	18	9819896
D5020	Electrical Room B211	Fair	Secondary Transformer, Dry, Stepdown	1	21	9819965
D5020	Main Electrical Room	Good	Secondary Transformer, Dry, Stepdown	1	29	9819943
D5020	Electrical Room C211	Fair	Distribution Panel, 120/208 V	1	19	9820026
D5020	Electrical Room D205	Fair	Distribution Panel, 120/240 V	1	18	9820002
D5020	Fire Alarm Room	Fair	Distribution Panel, 277/480 V	1	16	9820007
D5020	Main Electrical Room	Fair	Distribution Panel, 277/480 V	1	14	9820046
D5020	Electrical Room B211	Fair	Distribution Panel, 120/240 V	1	18	9820062

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room B111	Fair	Secondary Transformer, Dry, Stepdown	1	18	9819948
D5020	Boiler Room	Good	Secondary Transformer, Dry, Stepdown	1	28	9819918
D5030	T025	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	9820106
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	305,288 SF	15	9820040
D5030	T025	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	9820101
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	305,288 SF	6	9819902
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	305,288 SF	13	9819945
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	305,288 SF	12	9819950
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	305,288 SF	7	9819931
D7050	Fire Alarm Room	Fair	Fire Alarm Panel, Fully Addressable	1	9	9819932
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	305,288 SF	13	9819927
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	305,288 SF	10	9820059
Equipment & Furnishings						
E1030	Culinary Classroom	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	19	9819974
E1030	Culinary Classroom	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	9819924
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9820068
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	8 LF	12	9820099
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9820042
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	9819905
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	5	9820058
E1030	Culinary Classroom	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	9	9820114
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	9820010
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	9	9819961
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820000

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	13	9820052
E1030	Culinary Classroom	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	9	9819994
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820117
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9820031
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9820034
E1030	Culinary Classroom	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	9820113
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820047
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820008
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	9	9819913
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	9	9819973
E1030	Culinary Classroom	Fair	Foodservice Equipment, Convection Oven, Single	1	5	9819940
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9820065
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9819993
E1030	Culinary Classroom	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	8	9819894
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	9	9820020
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820027
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	12	9820107
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	8	9819907
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9819929
E1030	Culinary Classroom	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	9819971
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	19	9820013
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	9820009
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	13	9819895
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	13	9820118
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	19	9820061

Component Condition Report | Watkins Mill High School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Classrooms Science	Fair	Laboratory Equipment, Sink, 1-Bowl	68	17	9819908
E1060	Culinary Classroom	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	9	9820110
E1060	Culinary Classroom	Good	Residential Appliances, Range, Electric	1	11	9820098
E1060	Culinary Classroom	Good	Residential Appliances, Range, Electric	1	11	9820077
E1060	Culinary Classroom	Good	Residential Appliances, Range, Electric	1	11	9820064
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed	4	20	9820085
E1070	Gymnasium	Fair	Gym Scoreboard, Electronic Standard	1	17	9820120
E1070	Gymnasium	Good	Gym Scoreboard, Electronic Standard	1	20	9819926
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed	10	16	9820102
E2010	Library	Fair	Library Shelving, Single-Faced, up to 90" Height	50 LF	9	9819930
E2010	Library	Fair	Library Shelving, Double-Faced, up to 90" Height	25 LF	8	9820087
E2010	Throughout Building	Fair	Casework, Cabinetry, Standard	1,500 LF	10	9819909
E2010	Gymnasium	Fair	Bleachers, Telescoping Manual, up to 15 Tier (per Seat)	500	8	9820003
E2010	Throughout Building	Fair	Casework, Countertop, Plastic Laminate	1,200 LF	8	9819904

Component Condition Report | Watkins Mill High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	50	3	9819840
E2010	Site Sports Fields & Courts	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	50	3	9819816
Special Construction & Demo						
F1020	Site Sports Fields & Courts	Fair	Ancillary Building, Wood-Framed or CMU, Standard	750 SF	15	9819824
F1020	Site Sports Fields & Courts	Fair	Covered Play Structure, Metal-Framed	75 SF	17	9819828
F1020	Site Sports Fields & Courts	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	750 SF	15	9819826
F1020	Site Sports Fields & Courts	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	450 SF	18	9819829

Component Condition Report | Watkins Mill High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	132,000 SF	3	9819823
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,500 SF	0	9819822
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	132,000 SF	10	9819843
G2030	Site Parking Areas	Poor	Sidewalk, Concrete, Large Areas	500 SF	0	9819834
Athletic, Recreational & Playfield Areas						
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	4	10	9819815
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	14	9819844
G2050	Site Sports Fields & Courts	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	15	10	9819839
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	15	9819841
G2050	Site Sports Fields & Courts	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	75	10	9819831
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	15	9819820
G2050	Site Sports Fields & Courts	Fair	Sports Site Lighting, Stadium, Clustered	4	30	9819838
G2050	Site Playground Areas	Good	Play Structure, Multipurpose, Medium	1	17	9819818
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Track Surface, Rubber	45,365 SF	4	9819827
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Scoreboard, Electronic Basic	1	10	9819825
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Football, Goal Post	2	16	9819817
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	46,000 SF	4	9819836
Sitework						
G2060	Site General	Fair	Park Bench, Wood/Composite/Fiberglass	8	11	9819837
G2060	Site Sports Fields & Courts	Good	Flagpole, Metal	1	21	9819832
G2060	Site Playground Areas	Fair	Bike Rack, Fixed 6-10 Bikes	1	11	9819842
G2060	Site General	Good	Picnic Table, Metal Powder-Coated	6	14	9819821
G2060	Site Parking Areas	Fair	Signage, Property, Monument, Replace/Install	1	10	9819819
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 8'	1,800 LF	20	9819814

Component Condition Report | Watkins Mill High School / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Chain Link 4'	2,000 LF	20	9819835
G2060	Site Sports Fields & Courts	Fair	Fences & Gates, Fence, Wood Board 6'	25 LF	7	9819830
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	16	14	9819833

Appendix F:
Replacement Reserves

Replacement Reserves Report

10/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Watkins Mill High School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Watkins Mill High School / Main Building	$1,100	$2,015,195	$58,350	$453,108	$1,723,649	$76,396	$1,841,727	$1,125,859	$783,497	$1,229,984	$8,595,286	$1,893,687	$987,090	$4,854,831	$368,013	$1,490,071	$3,749,504	$3,876,718	$274,773	$1,951,126	$3,273,829	**$40,623,794**
Watkins Mill High School / Site	$12,750	$0	$0	$78,021	$332,954	$0	$0	$861	$75,246	$0	$669,002	$7,752	$0	$87,231	$555,158	$160,081	$16,047	$39,255	$120,277	$0	$146,295	**$2,300,929**
Grand Total	**$13,850**	**$2,015,195**	**$58,350**	**$531,129**	**$2,056,603**	**$76,396**	**$1,841,727**	**$1,126,719**	**$858,743**	**$1,229,984**	**$9,264,288**	**$1,901,439**	**$987,090**	**$4,942,062**	**$923,171**	**$1,650,152**	**$3,765,551**	**$3,915,973**	**$395,050**	**$1,951,126**	**$3,420,124**	**$42,924,723**

Watkins Mill High School

Watkins Mill High School / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9819999	Exterior Walls, any painted surface, Prep & Paint	10	3	7	8000	SF	$3.00	$24,000								$24,000										$24,000				**$48,000**
B2010	Building Exterior	9820053	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	28000	SF	$1.86	$52,080											$52,080											**$52,080**
B2020	Building Exterior	9819936	Glazing, any type by SF, Replace	30	11	19	15500	SF	$55.00	$852,500																				$852,500		**$852,500**
B2050	Building Exterior	9819935	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	12	18	12	EA	$1,300.00	$15,600																			$15,600			**$15,600**
B2050	Building Exterior	9819988	Exterior Door, Steel, Commercial, Replace	40	20	20	24	EA	$4,060.00	$97,440																					$97,440	**$97,440**
B3010	Roof	9819939	Roofing, Built-Up, Replace	25	24	1	127000	SF	$15.40	$1,955,800		$1,955,800																				**$1,955,800**
C1010	Staff Restroom ceiling (1st floor)	9819956	Interior Construction, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,100	$1,100																					**$1,100**
C1030	Third Floor (Roof Access door)	9820071	Interior Door, Wood, Solid-Core, Replace	40	39	1	1	EA	$700.00	$700		$700																				**$700**
C1030	Throughout Building	9820033	Interior Door, Wood, Solid-Core Commercial, Replace	40	20	20	280	EA	$700.00	$196,000																					$196,000	**$196,000**
C1030	Throughout Building	9820093	Interior Door, Steel, Standard, Replace	40	20	20	48	EA	$600.00	$28,800																					$28,800	**$28,800**
C1070	Throughout Building	9820086	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	9	16	167900	SF	$3.50	$587,650																	$587,650					**$587,650**
C1090	Restrooms	9819958	Toilet Partitions, Plastic/Laminate, Replace	20	10	10	38	EA	$750.00	$28,500											$28,500											**$28,500**
C1090	Throughout Building	9819985	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	7	13	500	LF	$500.00	$250,000														$250,000								**$250,000**
C2010	Gymnasium	9820105	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	6	9	38100	SF	$16.80	$640,080										$640,080												**$640,080**
C2010	Gymnasium	9819920	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	4	11	38200	SF	$16.80	$641,760												$641,760										**$641,760**
C2010	Throughout Building	9819954	Wall Finishes, any surface, Prep & Paint	10	4	6	686900	SF	$1.50	$1,030,350							$1,030,350										$1,030,350					**$2,060,700**
C2030	Restrooms	9819960	Flooring, Ceramic Tile, Replace	40	20	20	76500	SF	$18.00	$1,377,000																					$1,377,000	**$1,377,000**
C2030	Throughout Building	9819906	Flooring, Vinyl Tile (VCT), Replace	15	4	11	122000	SF	$5.00	$610,000												$610,000										**$610,000**
C2030	Throughout Building	9819991	Flooring, Carpet, Commercial Standard, Replace	10	3	7	15300	SF	$7.50	$114,750								$114,750										$114,750				**$229,500**
C2030	Gymnasium	9820081	Flooring, Wood, Sports, Refinish	10	3	7	30500	SF	$5.00	$152,500								$152,500										$152,500				**$305,000**
C2030	Gymnasium	9820044	Flooring, Wood, Sports, Refinish	10	1	9	30500	SF	$5.00	$152,500										$152,500										$152,500		**$305,000**
C2050	Gymnasium	9819914	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	4	6	61100	SF	$2.50	$152,750							$152,750										$152,750					**$305,500**
C2050	Throughout Building	9820029	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	76300	SF	$2.00	$152,600							$152,600										$152,600					**$305,200**
D1010	Elevator Room C005	9820025	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$55,000.00	$55,000			$55,000																			**$55,000**
D1010	Elevator Room C005	9819912	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$5,000					$5,000																	**$5,000**
D1010	Throughout Building	9820024	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$9,000									$9,000													**$9,000**
D2010	Fire Alarm Room	9820108	Pump Station, Duplex Mounted, Replace	25	14	11	1	EA	$19,400.00	$19,400												$19,400										**$19,400**
D2010	Boiler Room	9819975	Water Softener, Domestic Water, 300k Grains & 80 GPM, Replace	25	13	12	1	EA	$10,700.00	$10,700													$10,700									**$10,700**
D2010	Boiler Room	9820078	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	$16,600.00	$16,600														$16,600								**$16,600**
D2010	Boiler Room	9819937	Water Heater, Gas, Commercial (200 MBH), Replace	20	7	13	1	EA	$16,600.00	$16,600														$16,600								**$16,600**
D2010	Boiler Room	9820022	Pump, Circulation/Booster, Domestic Water, Replace	25	11	14	1	EA	$13,600.00	$13,600															$13,600							**$13,600**
D2010	Boiler Room	9820066	Pump, Circulation/Booster, Domestic Water, Replace	25	11	14	1	EA	$13,600.00	$13,600															$13,600							**$13,600**
D2010	Throughout Building	9820005	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	305288	SF	$5.00	$1,526,440					$1,526,440																	**$1,526,440**
D2010	Boiler Room	9820037	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$14,400.00	$14,400											$14,400											**$14,400**
D2010	Building Exterior	9819923	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$3,200																	$3,200					**$3,200**
D2010	Throughout Building	9820083	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$1,500.00	$3,000									$3,000													**$3,000**
D2010	Classrooms General	9819972	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	12	8	4	EA	$2,300.00	$9,200									$9,200													**$9,200**
D2010	Restrooms	9819928	Toilet, Commercial Water Closet, Replace	30	16	14	38	EA	$1,300.00	$49,400															$49,400							**$49,400**
D2010	Restrooms	9819992	Urinal, Standard, Replace	30	14	16	18	EA	$1,100.00	$19,800																	$19,800					**$19,800**
D2010	Restrooms	9819910	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	30	EA	$1,700.00	$51,000																	$51,000					**$51,000**
D3020	Throughout Building	9819933	Unit Heater, Hydronic, Replace	20	8	12	1	EA	$2,100.00	$2,100													$2,100									**$2,100**
D3020	Fire Alarm Room	9819978	Unit Heater, Hydronic, Replace	20	8	12	1	EA	$1,100.00	$1,100													$1,100									**$1,100**
D3020	Boiler Room	9820030	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$1,000.00	$1,000											$1,000											**$1,000**
D3020	Boiler Room	9819917	Boiler Supplemental Components, Expansion Tank, Replace	40	26	14	1	EA	$4,400.00	$4,400															$4,400							**$4,400**
D3030	Building Exterior	9820112	Cooling Tower, (Typical) Open Circuit, Replace	25	12	13	1	EA	$53,600.00	$53,600														$53,600								**$53,600**
D3030	Roof	9819947	Chiller, Air-Cooled, Replace	25	10	15	1	EA	$180,000.00	$180,000																$180,000						**$180,000**
D3030	Roof	9819899	Heat Pump, Var Refrig Vol (VRV), Replace	15	12	3	1	EA	$44,000.00	$44,000				$44,000															$44,000			**$88,000**
D3030	Roof	9819951	Heat Pump, Var Refrig Vol (VRV), Replace	15	12	3	1	EA	$44,000.00	$44,000				$44,000															$44,000			**$88,000**
D3030	Roof	9820043	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	8	7	1	EA	$6,100.00	$6,100								$6,100														**$6,100**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	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
D3030	Roof	9820028	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$44,000.00	$44,000									$44,000													**$44,000**
D3030	Roof	9820094	Heat Pump, Var Refrig Vol (VRV), Replace	15	7	8	1	EA	$44,000.00	$44,000									$44,000													**$44,000**
D3030	Roof	9820045	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800										**$4,800**
D3030	Roof	9820091	Split System Ductless, Single Zone, Replace	15	4	11	1	EA	$4,800.00	$4,800												$4,800										**$4,800**
D3030	Roof	9820116	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	4	11	1	EA	$6,100.00	$6,100												$6,100										**$6,100**
D3030	Building Exterior	9820080	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$12,800.00	$12,800														$12,800								**$12,800**
D3030	Classrooms General	9819942	Unit Ventilator, approx/nominal 4 Ton, Replace	20	7	13	26	EA	$10,600.00	$275,600														$275,600								**$275,600**
D3030	Roof	9819996	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$30,000.00	$30,000														$30,000								**$30,000**
D3030	Roof	9819953	Heat Pump, Var Refrig Vol (VRV), Replace	15	2	13	1	EA	$30,000.00	$30,000														$30,000								**$30,000**
D3030	Roof	9820054	Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	1	14	1	EA	$6,100.00	$6,100															$6,100							**$6,100**
D3030	Building Exterior	9820089	Split System, Condensing Unit/Heat Pump, Replace	15	1	14	1	EA	$17,200.00	$17,200															$17,200							**$17,200**
D3050	Boiler Room	9819919	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	$34,700.00	$34,700													$34,700									**$34,700**
D3050	Boiler Room	9820049	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D3050	T025	9820014	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	$6,800.00	$6,800														$6,800								**$6,800**
D3050	Boiler Room	9819922	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Boiler Room	9819915	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$34,700.00	$34,700														$34,700								**$34,700**
D3050	T025	9820012	Pump, Distribution, HVAC Heating Water, Replace	25	12	13	1	EA	$6,800.00	$6,800														$6,800								**$6,800**
D3050	Boiler Room	9820036	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Boiler Room	9820032	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Boiler Room	9820011	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	12	13	1	EA	$22,000.00	$22,000														$22,000								**$22,000**
D3050	Roof	9820021	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$7,500.00	$7,500								$7,500														**$7,500**
D3050	Roof	9819990	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$30,000.00	$30,000									$30,000													**$30,000**
D3050	Roof	9820072	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	12	8	1	EA	$25,000.00	$25,000									$25,000													**$25,000**
D3050	Roof	9820111	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	9820048	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$37,200.00	$37,200											$37,200											**$37,200**
D3050	Roof	9820039	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$11,000.00	$11,000											$11,000											**$11,000**
D3050	Roof	9820076	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$15,000.00	$15,000											$15,000											**$15,000**
D3050	Roof	9820067	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$11,000.00	$11,000											$11,000											**$11,000**
D3050	Roof	9819963	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3050	Roof	9819959	Air Handler, Exterior AHU, Replace	20	10	10	1	EA	$17,300.00	$17,300											$17,300											**$17,300**
D3050	Roof	9819964	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$20,000.00	$20,000											$20,000											**$20,000**
D3050	Roof	9820016	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	10	10	1	EA	$25,000.00	$25,000											$25,000											**$25,000**
D3050	Roof	9820097	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$15,000.00	$15,000												$15,000										**$15,000**
D3050	Roof	9819897	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$45,000.00	$45,000												$45,000										**$45,000**
D3050	Third Floor Hallway	9820084	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$3,840.00	$3,840												$3,840										**$3,840**
D3050	Classrooms General	9820018	Fan Coil Unit, Hydronic Terminal, Replace	20	9	11	1	EA	$4,880.00	$4,880												$4,880										**$4,880**
D3050	Roof	9819977	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$15,000															$15,000							**$15,000**
D3050	Roof	9820079	Air Handler, Exterior AHU, Replace	20	6	14	1	EA	$37,200.00	$37,200															$37,200							**$37,200**
D3050	Roof	9820095	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$15,000.00	$15,000															$15,000							**$15,000**
D3050	Roof	9820051	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
D3050	Throughout Building	9819955	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	13	17	305288	SF	$6.00	$1,831,728																		$1,831,728				**$1,831,728**
D3050	Mechanical Room B004	9819938	Air Handler, Interior AHU, Easy/Moderate Access, Replace	25	7	18	1	EA	$9,200.00	$9,200																			$9,200			**$9,200**
D3060	Roof	9820088	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	11	9	1	EA	$3,000.00	$3,000										$3,000													**$3,000**
D3060	Roof	9820073	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819969	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820119	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819967	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820090	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820115	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820082	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819949	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820004	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820023	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9820075	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819944	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	1	19	1	EA	$4,000.00	$4,000																				$4,000		**$4,000**
D3060	Roof	9820050	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819962	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**
D3060	Roof	9819970	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	1	19	1	EA	$1,400.00	$1,400																				$1,400		**$1,400**

Replacement Reserves Report

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3060	Roof	9819952	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	12	8	1	EA	$66,000.00	$66,000									$66,000													**$66,000**
D3060	Roof	9820019	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	12	8	1	EA	$66,000.00	$66,000									$66,000													**$66,000**
D3060	Roof	9819901	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	12	8	1	EA	$66,000.00	$66,000									$66,000													**$66,000**
D3060	Roof	9820056	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	11	9	1	EA	$33,000.00	$33,000										$33,000												**$33,000**
D3060	Roof	9819986	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	11	9	1	EA	$33,000.00	$33,000										$33,000												**$33,000**
D4010	Throughout Building	9819989	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	22	3	305288	SF	$1.07	$326,658				$326,658																		**$326,658**
D4010	Fire Alarm Room	9819998	Supplemental Components, Fire Pump Controller, Replace	20	6	14	1	EA	$17,800.00	$17,800															$17,800							**$17,800**
D4010	Fire Alarm Room	9819921	Pump, Fire Suppression, Replace	25	9	16	1	EA	$50,000.00	$50,000																	$50,000					**$50,000**
D5010	Building Exterior	9819995	Generator, Diesel, Replace	25	13	12	1	EA	$86,000.00	$86,000													$86,000									**$86,000**
D5010	Roof	9819903	Solar Power, Inverter, Replace	15	10	5	9	EA	$6,000.00	$54,000						$54,000															$54,000	**$108,000**
D5010	Roof	9819946	Solar Power, Photovoltaic (PV) Panels by SF, Replace	20	10	10	70000	SF	$70.00	$4,900,000											$4,900,000											**$4,900,000**
D5010	Main Electrical Room	9820074	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$20,000.00	$20,000															$20,000							**$20,000**
D5010	Main Electrical Room	9820092	Automatic Transfer Switch, ATS, Replace	25	7	18	1	EA	$12,000.00	$12,000																			$12,000			**$12,000**
D5020	Electrical Room D205	9819934	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$7,600.00	$7,600																$7,600						**$7,600**
D5020	Main Electrical Room	9820121	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$6,000.00	$6,000																	$6,000					**$6,000**
D5020	Fire Alarm Room	9819957	Secondary Transformer, Dry, Stepdown, Replace	30	13	17	1	EA	$6,700.00	$6,700																		$6,700				**$6,700**
D5020	Main Electrical Room	9820017	Switchboard, 277/480 V, Replace	40	23	17	1	EA	$90,000.00	$90,000																		$90,000				**$90,000**
D5020	Electrical Room B125	9819982	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$6,700.00	$6,700																			$6,700			**$6,700**
D5020	Electrical Room C113	9819896	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$6,700.00	$6,700																			$6,700			**$6,700**
D5020	Electrical Room B111	9819948	Secondary Transformer, Dry, Stepdown, Replace	30	12	18	1	EA	$6,700.00	$6,700																			$6,700			**$6,700**
D5020	Electrical Room D007	9819911	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D5020	Electrical Room C211	9820015	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$16,000.00	$16,000																				$16,000		**$16,000**
D5020	Electrical Room D108	9819966	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$7,600.00	$7,600																				$7,600		**$7,600**
D5020	Electrical Room. - C007	9819984	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$20,000.00	$20,000																				$20,000		**$20,000**
D5020	Electrical Room G110	9819968	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$7,600.00	$7,600																					$7,600	**$7,600**
D5020	Electrical Room C201	9819997	Secondary Transformer, Dry, Stepdown, Replace	30	10	20	1	EA	$10,000.00	$10,000																					$10,000	**$10,000**
D5020	Main Electrical Room	9820096	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$7,000.00	$7,000															$7,000							**$7,000**
D5020	Main Electrical Room	9820046	Distribution Panel, 277/480 V, Replace	30	16	14	1	EA	$7,000.00	$7,000															$7,000							**$7,000**
D5020	Electrical Room. - C007	9820103	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5020	Electrical Room. - C015	9820070	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5020	Electrical Room. - C015	9819987	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5020	Electrical Room. - C007	9819916	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5020	Fire Alarm Room	9820007	Distribution Panel, 277/480 V, Replace	30	14	16	1	EA	$5,300.00	$5,300																	$5,300					**$5,300**
D5020	Electrical Room C201	9820041	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	$5,500.00	$5,500																			$5,500			**$5,500**
D5020	Electrical Room D205	9820002	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	$5,500.00	$5,500																			$5,500			**$5,500**
D5020	Electrical Room B211	9820062	Distribution Panel, 120/240 V, Replace	30	12	18	1	EA	$5,500.00	$5,500																			$5,500			**$5,500**
D5020	Electrical Room G110	9819925	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	$7,000.00	$7,000																				$7,000		**$7,000**
D5020	Electrical Room C211	9820026	Distribution Panel, 120/208 V, Replace	30	11	19	1	EA	$6,000.00	$6,000																				$6,000		**$6,000**
D5020	Electrical Room B007	9820100	Distribution Panel, 120/208 V, Replace	30	10	20	1	EA	$7,000.00	$7,000																					$7,000	**$7,000**
D5030	Throughout Building	9820040	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	25	15	305288	SF	$2.50	$763,220																$763,220						**$763,220**
D5030	T025	9820106	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5030	T025	9820101	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$5,300.00	$5,300												$5,300										**$5,300**
D5040	Throughout Building	9819902	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	4	6	305288	SF	$0.65	$198,437						$198,437											$198,437					**$396,874**
D5040	Throughout Building	9819945	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	7	13	305288	SF	$5.00	$1,526,440														$1,526,440								**$1,526,440**
D6060	Throughout Building	9819950	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	8	12	305288	SF	$1.65	$503,725													$503,725									**$503,725**
D7030	Throughout Building	9819931	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	8	7	305288	SF	$2.00	$610,576							$610,576															**$610,576**
D7050	Fire Alarm Room	9819932	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D7050	Throughout Building	9819927	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	7	13	305288	SF	$3.00	$915,864														$915,864								**$915,864**
D8010	Throughout Building	9820059	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	305288	SF	$2.50	$763,220											$763,220											**$763,220**
E1030	Commercial Kitchen	9820058	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	10	5	1	EA	$6,300.00	$6,300						$6,300															$6,300	**$12,600**
E1030	Culinary Classroom	9819940	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	$5,600.00	$5,600						$5,600										$5,600						**$11,200**
E1030	Commercial Kitchen	9820010	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$8,280.00	$8,280							$8,280										$8,280					**$16,560**
E1030	Commercial Kitchen	9820068	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Commercial Kitchen	9820042	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Commercial Kitchen	9820031	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Commercial Kitchen	9820034	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Commercial Kitchen	9820065	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Commercial Kitchen	9819993	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**

Replacement Reserves Report

10/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E1030	Culinary Classroom	9819894	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	7	8	1	EA	$6,000.00	$6,000									$6,000													**$6,000**
E1030	Commercial Kitchen	9819907	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	7	8	1	EA	$5,700.00	$5,700									$5,700													**$5,700**
E1030	Commercial Kitchen	9819929	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$1,700									$1,700													**$1,700**
E1030	Culinary Classroom	9819971	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	7	8	1	EA	$2,700.00	$2,700									$2,700													**$2,700**
E1030	Culinary Classroom	9819924	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$4,500										$4,500												**$4,500**
E1030	Commercial Kitchen	9819905	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$6,700										$6,700												**$6,700**
E1030	Culinary Classroom	9820114	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	6	9	1	EA	$2,700.00	$2,700										$2,700												**$2,700**
E1030	Commercial Kitchen	9819961	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer, Replace	15	6	9	1	EA	$6,300.00	$6,300										$6,300												**$6,300**
E1030	Culinary Classroom	9819994	Foodservice Equipment, Exhaust Hood, 3 to 6 LF, Replace	15	6	9	1	EA	$3,300.00	$3,300										$3,300												**$3,300**
E1030	Culinary Classroom	9820113	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	6	9	1	EA	$6,000.00	$6,000										$6,000												**$6,000**
E1030	Commercial Kitchen	9819913	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Commercial Kitchen	9819973	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	6	9	1	EA	$3,600.00	$3,600										$3,600												**$3,600**
E1030	Commercial Kitchen	9820020	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	6	9	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Commercial Kitchen	9820009	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$6,700										$6,700												**$6,700**
E1030	Commercial Kitchen	9820099	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	8	LF	$1,000.00	$8,000													$8,000									**$8,000**
E1030	Commercial Kitchen	9820000	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820117	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820047	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820008	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820027	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820107	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	8	12	4	LF	$1,000.00	$4,000													$4,000									**$4,000**
E1030	Commercial Kitchen	9820052	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	7	13	1	EA	$15,000.00	$15,000														$15,000								**$15,000**
E1030	Commercial Kitchen	9819895	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	17	13	1	EA	$2,100.00	$2,100														$2,100								**$2,100**
E1030	Commercial Kitchen	9820118	Foodservice Equipment, Walk-In, Freezer, Replace	20	7	13	1	EA	$25,000.00	$25,000														$25,000								**$25,000**
E1030	Culinary Classroom	9819974	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	$2,500.00	$2,500																				$2,500		**$2,500**
E1030	Commercial Kitchen	9820013	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	$2,500.00	$2,500																				$2,500		**$2,500**
E1030	Commercial Kitchen	9820061	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	11	19	1	EA	$2,500.00	$2,500																				$2,500		**$2,500**
E1040	Classrooms Science	9819908	Laboratory Equipment, Sink, 1-Bowl, Replace	30	13	17	68	EA	$1,725.00	$117,300																		$117,300				**$117,300**
E1060	Culinary Classroom	9820110	Residential Appliances, Refrigerator, 14 to 18 CF, Replace	15	6	9	1	EA	$600.00	$600										$600												**$600**
E1060	Culinary Classroom	9820098	Residential Appliances, Range, Electric, Replace	15	4	11	1	EA	$620.00	$620												$620										**$620**
E1060	Culinary Classroom	9820077	Residential Appliances, Range, Electric, Replace	15	4	11	1	EA	$620.00	$620												$620										**$620**
E1060	Culinary Classroom	9820064	Residential Appliances, Range, Electric, Replace	15	4	11	1	EA	$620.00	$620												$620										**$620**
E1070	Gymnasium	9820102	Basketball Backboard, Ceiling-Mounted, Fixed	30	14	16	10	EA	$5,000.00	$50,000																$50,000						**$50,000**
E1070	Gymnasium	9820120	Gym Scoreboard, Electronic Standard, Replace	30	13	17	1	EA	$8,500.00	$8,500																	$8,500					**$8,500**
E1070	Gymnasium	9820085	Basketball Backboard, Ceiling-Mounted, Fixed	30	10	20	4	EA	$5,000.00	$20,000																					$20,000	**$20,000**
E1070	Gymnasium	9819926	Gym Scoreboard, Electronic Standard, Replace	30	10	20	1	EA	$8,500.00	$8,500																					$8,500	**$8,500**
E2010	Library	9820087	Library Shelving, Double-Faced, up to 90" Height, Replace	20	12	8	25	LF	$480.00	$12,000									$12,000													**$12,000**
E2010	Throughout Building	9819904	Casework, Countertop, Plastic Laminate, Replace	15	7	8	1200	LF	$50.00	$60,000									$60,000													**$60,000**
E2010	Library	9819930	Library Shelving, Single-Faced, up to 90" Height, Replace	20	11	9	50	LF	$330.00	$16,500										$16,500												**$16,500**
E2010	Throughout Building	9819909	Casework, Cabinetry, Standard, Replace	20	10	10	1500	LF	$300.00	$450,000											$450,000											**$450,000**
E2010	Gymnasium	9820003	Bleachers, Telescoping Manual, up to 15 Tier (per Seat), Replace	20	12	8	500	EA	$300.00	$150,000									$150,000													**$150,000**
Totals, Unescalated											**$1,100**	**$1,956,500**	**$55,000**	**$414,658**	**$1,531,440**	**$65,900**	**$1,542,417**	**$915,426**	**$618,500**	**$942,680**	**$6,395,700**	**$1,368,040**	**$692,325**	**$3,305,904**	**$243,300**	**$956,420**	**$2,336,567**	**$2,345,478**	**$161,400**	**$1,112,700**	**$1,812,640**	**$28,774,096**
Totals, Escalated (3.0% inflation, compounded annually)											**$1,100**	**$2,015,195**	**$58,350**	**$453,108**	**$1,723,649**	**$76,396**	**$1,841,727**	**$1,125,859**	**$783,497**	**$1,229,984**	**$8,595,286**	**$1,893,687**	**$987,090**	**$4,854,831**	**$368,013**	**$1,490,071**	**$3,749,504**	**$3,876,718**	**$274,773**	**$1,951,126**	**$3,273,829**	**$40,623,794**

Watkins Mill High School / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
E2010	Site Sports Fields & Courts	9819840	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	22	3	50	EA	$120.00	$6,000				$6,000																		**$6,000**
E2010	Site Sports Fields & Courts	9819816	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	22	3	50	EA	$120.00	$6,000				$6,000																		**$6,000**
F1020	Site Sports Fields & Courts	9819824	Ancillary Building, Wood-Framed or CMU, Standard, Replace	35	20	15	750	SF	$100.00	$75,000													$75,000									**$75,000**
F1020	Site Sports Fields & Courts	9819826	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	750	SF	$25.00	$18,750													$18,750									**$18,750**
F1020	Site Sports Fields & Courts	9819828	Covered Play Structure, Metal-Framed, Replace	30	13	17	75	SF	$50.00	$3,750																	$3,750					**$3,750**
F1020	Site Sports Fields & Courts	9819829	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	450	SF	$25.00	$11,250																		$11,250				**$11,250**
G2020	Site Parking Areas	9819822	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	1500	SF	$5.50	$8,250	$8,250																					**$8,250**
G2020	Site Parking Areas	9819823	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	132000	SF	$0.45	$59,400				$59,400					$59,400						$59,400					$59,400			**$237,600**
G2020	Site Parking Areas	9819843	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	132000	SF	$3.50	$462,000											$462,000												**$462,000**
G2030	Site Parking Areas	9819834	Sidewalk, Concrete, Large Areas, Replace	50	50	0	500	SF	$9.00	$4,500	$4,500																					**$4,500**
G2050	Site Sports Fields & Courts	9819827	Athletic Surfaces & Courts, Track Surface, Rubber, Replace	10	6	4	45365	SF	$5.00	$226,825					$226,825										$226,825								**$453,650**
G2050	Site Sports Fields & Courts	9819836	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	6	4	46000	SF	$1.50	$69,000					$69,000										$69,000								**$138,000**

Replacement Reserves Report

10/21/2025

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
G2050	Site Sports Fields & Courts	9819815	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	4	EA	$4,750.00	$19,000											$19,000												**$19,000**
G2050	Site Sports Fields & Courts	9819839	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	15	EA	$120.00	$1,800											$1,800												**$1,800**
G2050	Site Sports Fields & Courts	9819831	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	75	EA	$120.00	$9,000											$9,000												**$9,000**
G2050	Site Sports Fields & Courts	9819825	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	15	10	1	EA	$3,000.00	$3,000											$3,000												**$3,000**
G2050	Site Sports Fields & Courts	9819844	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	11	14	1	EA	$3,000.00	$3,000															$3,000								**$3,000**
G2050	Site Sports Fields & Courts	9819841	Sports Apparatus, Scoreboard, Electronic Basic, Replace	25	10	15	1	EA	$3,000.00	$3,000																$3,000							**$3,000**
G2050	Site Sports Fields & Courts	9819817	Sports Apparatus, Football, Goal Post, Replace	25	9	16	2	EA	$5,000.00	$10,000																	$10,000						**$10,000**
G2050	Site Playground Areas	9819820	Play Structure, Multipurpose, Very Small, Replace	20	5	15	1	EA	$6,000.00	$6,000																$6,000							**$6,000**
G2050	Site Playground Areas	9819818	Play Structure, Multipurpose, Medium, Replace	20	3	17	1	EA	$20,000.00	$20,000																		$20,000					**$20,000**
G2060	Site Sports Fields & Courts	9819830	Fences & Gates, Fence, Wood Board 6', Replace	20	13	7	25	LF	$28.00	$700								$700															**$700**
G2060	Site General	9819837	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	8	EA	$600.00	$4,800												$4,800											**$4,800**
G2060	Site Playground Areas	9819842	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	1	EA	$800.00	$800												$800											**$800**
G2060	Site General	9819821	Picnic Table, Metal Powder-Coated, Replace	20	6	14	6	EA	$700.00	$4,200															$4,200								**$4,200**
G2060	Site Sports Fields & Courts	9819814	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	1800	LF	$25.00	$45,000																					$45,000	**$45,000**
G2060	Site Sports Fields & Courts	9819835	Fences & Gates, Fence, Chain Link 4', Replace	40	20	20	2000	LF	$18.00	$36,000																					$36,000	**$36,000**
G2060	Site Parking Areas	9819819	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$3,000											$3,000											**$3,000**
G4050	Site Parking Areas	9819833	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	6	14	16	EA	$4,000.00	$64,000															$64,000								**$64,000**
Totals, Unescalated											**$12,750**	**$0**	**$0**	**$71,400**	**$295,825**	**$0**	**$0**	**$700**	**$59,400**	**$0**	**$497,800**	**$5,600**	**$0**	**$59,400**	**$367,025**	**$102,750**	**$10,000**	**$23,750**	**$70,650**	**$0**	**$81,000**	**$1,658,050**
Totals, Escalated (3.0% inflation, compounded annually)											**$12,750**	**$0**	**$0**	**$78,021**	**$332,954**	**$0**	**$0**	**$861**	**$75,246**	**$0**	**$669,002**	**$7,752**	**$0**	**$87,231**	**$555,158**	**$160,081**	**$16,047**	**$39,255**	**$120,277**	**$0**	**$146,295**	**$2,300,929**

* 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	9819912	D1010	**Elevator Controls**	Automatic, 1 Car		Watkins Mill High School / Main Building	Elevator Room C005	Dover Elevators	NA	NA	1987		
2	9820025	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	1500 LB	Watkins Mill High School / Main Building	Elevator Room C005	Dover Elevators	NA	NA	1988		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9820066	D2010	**Pump** [PUMP - 6]	Circulation/Booster, Domestic Water	25 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
2	9820022	D2010	**Pump** [PUMP- 5]	Circulation/Booster, Domestic Water	25 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
3	9820108	D2010	**Pump Station**	Duplex Mounted	5 HP	Watkins Mill High School / Main Building	Fire Alarm Room	N.H. Yates & Co. Inc.	2SX2X6.55	NA			
4	9820078	D2010	**Water Heater**	Gas, Commercial (200 MBH)	130 GAL	Watkins Mill High School / Main Building	Boiler Room	Conquest	80L130A-GCML	F007826	2018		
5	9819937	D2010	**Water Heater**	Gas, Commercial (200 MBH)	130 GAL	Watkins Mill High School / Main Building	Boiler Room	Conquest	80L130A-GCML	F007828	2018		
6	9819975	D2010	**Water Softener**	Domestic Water, 300k Grains & 80 GPM	10 GAL	Watkins Mill High School / Main Building	Boiler Room						
7	9819923	D2010	**Backflow Preventer**	Domestic Water	2 IN	Watkins Mill High School / Main Building	Building Exterior	Zurn	NA	NA			
8	9820037	D2010	**Backflow Preventer**	Domestic Water	8 IN	Watkins Mill High School / Main Building	Boiler Room	Mueller	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9820006	D3020	**Boiler** [BOILER #1]	Gas, HVAC	2000 MBH	Watkins Mill High School / Main Building	Boiler Room	Fulton	EDR-2000	F10616390A	2023		
2	9819983	D3020	**Boiler** [BOILER #2]	Gas, HVAC	2000 MBH	Watkins Mill High School / Main Building	Boiler Room	Fulton	EDR-2000	F10616394A	2023		
3	9819900	D3020	**Boiler** [BOILER #3]	Gas, HVAC	2000 MBH	Watkins Mill High School / Main Building	Boiler Room	Fulton	EDR-2000	F10616393A	2023		
4	9819979	D3020	**Boiler** [BOILER #4]	Gas, HVAC	2000 MBH	Watkins Mill High School / Main Building	Boiler Room	Fulton	EDR-2000	F10616392A	2023		
5	9819933	D3020	**Unit Heater**	Hydronic	85 MBH	Watkins Mill High School / Main Building	Throughout Building	Sterling	HS-360	E2401995915003002			
6	9819978	D3020	**Unit Heater**	Hydronic	12 MBH	Watkins Mill High School / Main Building	Fire Alarm Room	Sterling	Inaccessible	Inaccessible			
7	9820030	D3020	**Boiler Supplemental Components**	Expansion Tank	10 GAL	Watkins Mill High School / Main Building	Boiler Room	Wessels	Illegible	Illegible			
8	9819917	D3020	**Boiler Supplemental Components**	Expansion Tank	175 GAL	Watkins Mill High School / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
9	9819898	D3030	**Chiller**	Water-Cooled	60 TON	Watkins Mill High School / Main Building	Boiler Room	Daikin Industries	WMCO6ODDSNA	STNU240500211	2024		
10	9820109	D3030	**Chiller**	Water-Cooled	60 TON	Watkins Mill High School / Main Building	Boiler Room	Daikin Industries	WMCO6ODDSNA	STNU240500210	2024		
11	9819947	D3030	**Chiller** [CH-3]	Air-Cooled	120 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	AGZ120EPMNN-ER00	STNU150600060	2015		
12	9820112	D3030	**Cooling Tower**	(Typical) Open Circuit	242 TON	Watkins Mill High School / Main Building	Building Exterior	Reymsa	RTUP-824215-A	P48T3R1141D24436610	2013		
13	9820028	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXYQ72TAYDU	1805396080	2018		
14	9819996	D3030	**Heat Pump**	Var Refrig Vol (VRV)	5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXTQ60TBVJUA	E002592	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9819899	D3030	**Heat Pump**	Var Refrig Vol (VRV)	10 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXYQ120PBYD	Illegible	2013		
16	9819953	D3030	**Heat Pump**	Var Refrig Vol (VRV)	5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXTQ60TBVJUA	E002640	2023		
17	9819951	D3030	**Heat Pump** [CU-1]	Var Refrig Vol (VRV)	10 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXYQ120PBYD	Illegible	2013		
18	9820094	D3030	**Heat Pump** [CU-GHR]	Var Refrig Vol (VRV)	10 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXYQ120TAYDU	1805422656	2018		
19	9820080	D3030	**Split System**	Condensing Unit/Heat Pump	6 TON	Watkins Mill High School / Main Building	Building Exterior	AAON, Inc.	No dataplate	No dataplate			
20	9820089	D3030	**Split System**	Condensing Unit/Heat Pump	10 TON	Watkins Mill High School / Main Building	Building Exterior	Daikin Industries	DX14XA1204AA	2403026626	2024		
21	9820045	D3030	**Split System Ductless**	Single Zone	1.5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RX15RMVJUA	E000380	2021		
22	9820091	D3030	**Split System Ductless**	Single Zone	1.5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	Illegible	E000322	2021		
23	9820054	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	3 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	DX14XA0904AA	243177777	2024		
24	9820116	D3030	**Split System Ductless**	Single Zone, Condenser & Evaporator	2.5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	Illegible	Illegible	2021		
25	9820043	D3030	**Split System Ductless** [CU-A006CP]	Single Zone, Condenser & Evaporator	3 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RXTQ36TAVJ9	F001576	2017		
26	9819942	D3030	**Unit Ventilator** [UV-E105]	approx/nominal 4 Ton	1500 CFM	Watkins Mill High School / Main Building	Classrooms General				2018		26
27	9820014	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Watkins Mill High School / Main Building	T025	Bell & Gossett	NA	C224065-02D61			
28	9820012	D3050	**Pump**	Distribution, HVAC Heating Water	10 HP	Watkins Mill High School / Main Building	T025	Bell & Gossett	NA	C22406501D61			
29	9819915	D3050	**Pump** [PUMP - P1]	Distribution, HVAC Chilled or Condenser Water	75 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	9819919	D3050	**Pump** [PUMP - P2]	Distribution, HVAC Chilled or Condenser Water	75 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
31	9820049	D3050	**Pump** [PUMP#10]	Distribution, HVAC Chilled or Condenser Water	30 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
32	9820011	D3050	**Pump** [PUMP#11]	Distribution, HVAC Chilled or Condenser Water	30 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
33	9820036	D3050	**Pump** [PUMP#7]	Distribution, HVAC Chilled or Condenser Water	30 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
34	9819922	D3050	**Pump** [PUMP#8]	Distribution, HVAC Chilled or Condenser Water	30 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
35	9820032	D3050	**Pump** [PUMP#9]	Distribution, HVAC Chilled or Condenser Water	30 HP	Watkins Mill High School / Main Building	Boiler Room	Bald or Reliance	No dataplate	No dataplate			
36	9819938	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1200 CFM	Watkins Mill High School / Main Building	Mechanical Room B004	Aaon, Inc.	V3-BRB-3-0-161C-11H	201806-CJWB03262	2018		
37	9820104	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	8000 CFM	Watkins Mill High School / Main Building	Roof	Daikin Industries	0AH041GDGM	FB0U240600633	2024		
38	9819976	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1200 CFM	Watkins Mill High School / Main Building	Mechanical Room B004	Daikin Industries	E036218404100	FBOU240601279	2024		
39	9819980	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	1200 CFM	Watkins Mill High School / Main Building	Mechanical Room B004	Daikin Industries	CAH012GDGM	FB0U240601309	2024		
40	9820038	D3050	**Air Handler**	Interior AHU, Easy/Moderate Access	2400 CFM	Watkins Mill High School / Main Building	Roof	Daikin Industries	0AH015GHGM	FB0U240600632	2024		
41	9819959	D3050	**Air Handler** [AHU-10]	Exterior AHU	2400 CFM	Watkins Mill High School / Main Building	Roof	Daikin Industries	0AH011GDDM	FB0U150501218	2015		
42	9820048	D3050	**Air Handler** [AHU-11]	Exterior AHU	6000 CFM	Watkins Mill High School / Main Building	Roof	Daikin Industries	OAH011GDDM	FB0U150501174	2015		
43	9820079	D3050	**Air Handler** [RTU-LR]	Exterior AHU	6000 CFM	Watkins Mill High School / Main Building	Roof	Daikin Industries	0AH042GHGM	FB0U190500963	2019		
44	9820018	D3050	**Fan Coil Unit**	Hydronic Terminal	2400 CFM	Watkins Mill High School / Main Building	Classrooms General				2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
45	9820084	D3050	**Fan Coil Unit** [FCU-C6]	Hydronic Terminal	1800 CFM	Watkins Mill High School / Main Building	Third Floor Hallway	No dataplate			2016		
46	9820076	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	DPS007AHMY4DW	SLPU240315476	2015		
47	9820021	D3050	**Packaged Unit** [DOAS-1]	RTU, Pad or Roof-Mounted	3.5 TON	Watkins Mill High School / Main Building	Roof	Daikin Industries	RQ-003-3-V-E60E-111	201909-AYEC01101	2012		
48	9819990	D3050	**Packaged Unit** [ERU-6]	RTU, Pad or Roof-Mounted	15 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	Illegible	Illegible	2013		
49	9820072	D3050	**Packaged Unit** [ERU-7]	RTU, Pad or Roof-Mounted	11 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-0011-3-0-EA09- EHN	201306-ANWZ03268	2013		
50	9820097	D3050	**Packaged Unit** [RTU-1]	RTU, Pad or Roof-Mounted	6 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-006-3-0-EA09-000	201606-ANCF11078	2016		
51	9819897	D3050	**Packaged Unit** [RTU-2]	RTU, Pad or Roof-Mounted	25 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-025-3-0-EA09 EML	201606-BNWR05260	2016		
52	9820016	D3050	**Packaged Unit** [RTU-3]	RTU, Pad or Roof-Mounted	11 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-0011-3-0-EA09-000	201504-ANCG09574	2015		
53	9820111	D3050	**Packaged Unit** [RTU-4]	RTU, Pad or Roof-Mounted	8 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-000	201504-ANCG09576	2015		
54	9820039	D3050	**Packaged Unit** [RTU-5]	RTU, Pad or Roof-Mounted	5 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-007-3-0-EA09-000	201504-ANCG09577	2015		
55	9820067	D3050	**Packaged Unit** [RTU-6]	RTU, Pad or Roof-Mounted	5 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-008-3-H-EA09-000	201504-AYCE02154	2015		
56	9819964	D3050	**Packaged Unit** [RTU-7]	RTU, Pad or Roof-Mounted	8 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-000	201504-ANCH09578	2015		
57	9819963	D3050	**Packaged Unit** [RTU-9]	RTU, Pad or Roof-Mounted	13 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-0011-3-0-EA09-000	201504-ANCG09575	2015		
58	9820051	D3050	**Packaged Unit** [RTU-E106]	RTU, Pad or Roof-Mounted	8 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RN-008-3-0-EA09-000	201905-ANCH15607	2019		
59	9819977	D3050	**Packaged Unit** [RTU-E201]	RTU, Pad or Roof-Mounted	6 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RQ-006-3-V-EA09-000	201904-AYCF03944	2019		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
60	9820095	D3050	**Packaged Unit** [RTU-E202]	RTU, Pad or Roof-Mounted	6 TON	Watkins Mill High School / Main Building	Roof	AAON, Inc.	RQ-006-3-V-EA09-000	201904-AYCF03945	2019		
61	9820073	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	120C17DEC120-ACE	143PK96230	2024		
62	9819969	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	135C17D--165-ACE	143SK96230	2024		
63	9820119	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	120C17DEC120-ACE	143PK96230	2024		
64	9819967	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	135C17DEC-135-ACE	143PK96230	2024		
65	9820090	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	165C17D-F2-165-ACE	143SK96230	2024		
66	9820115	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	101C17DEC-101-ACE	143PK96230	2024		
67	9820082	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	180C17D-VF2-180-ACE	143SK96230	2024		
68	9819949	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	165C17D-VF2-165-ACE	143SK96230	2024		
69	9820004	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	101C17D-VF-101-ACE	143PK96230	2024		
70	9820023	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	120C17DEC120-ACE	143PK96230	2024		
71	9820075	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	135C17DEC-135-ACE	143PK96230	2024		
72	9820050	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	135C-0R91-135-ACE	143SK96230	2024		
73	9819962	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	135C17D-VF-135-ACE	143PK96230	2024		
74	9819970	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	1000 CFM	Watkins Mill High School / Main Building	Roof	Cook	101C17D-VF-101-ACE	143PK96230	2024		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
75	9819944	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 28" Damper	8500 CFM	Watkins Mill High School / Main Building	Roof	Cook	245RH17D	143SK96230	2024		
76	9820088	D3060	**Exhaust Fan** [F21]	Roof or Wall-Mounted, 24" Damper	5000 CFM	Watkins Mill High School / Main Building	Roof	ILG	No dataplate	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9819921	D4010	**Pump**	Fire Suppression	50 HP	Watkins Mill High School / Main Building	Fire Alarm Room	WEG	NA	NA			
2	9819998	D4010	**Supplemental Components**	Fire Pump Controller		Watkins Mill High School / Main Building	Fire Alarm Room	Metro	MP300-40-480C	QA-11N47355-11			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9819995	D5010	**Generator**	Diesel	260 KW	Watkins Mill High School / Main Building	Building Exterior	Onsite Energy	GS00260N6SRAS0984	349632-1-1-0912	2012		
2	9819903	D5010	**Solar Power**	Inverter	7500 WATTS	Watkins Mill High School / Main Building	Roof	CPS	NA	CPS SCA36KTL-DO/US	2015		9
3	9820092	D5010	**Automatic Transfer Switch** [ATS#1]	ATS	200 AMP	Watkins Mill High School / Main Building	Main Electrical Room	ASCO	NA	NA			
4	9820074	D5010	**Automatic Transfer Switch** [ATS#2]	ATS	4 AMP	Watkins Mill High School / Main Building	Main Electrical Room	ASCO	7483303	873448			
5	9820121	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Watkins Mill High School / Main Building	Main Electrical Room	Eaton	NA	NA	2024		
6	9819911	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Watkins Mill High School / Main Building	Electrical Room D007	Square D	NA	NA			
7	9819968	D5020	**Secondary Transformer**	Dry, Stepdown	600 KVA	Watkins Mill High School / Main Building	Electrical Room G110	Square D	NA	NA			
8	9820015	D5020	**Secondary Transformer**	Dry, Stepdown	400 KVA	Watkins Mill High School / Main Building	Electrical Room C211	Square D	NA	NA			
9	9819957	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Watkins Mill High School / Main Building	Fire Alarm Room	Siemens	NA	NA			
10	9819966	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Watkins Mill High School / Main Building	Electrical Room D108	Square D	NA	NA			
11	9820055	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Watkins Mill High School / Main Building	Main Electrical Room	Square D	NA	NA	2024		
12	9819934	D5020	**Secondary Transformer**	Dry, Stepdown	400 KVA	Watkins Mill High School / Main Building	Electrical Room D205	Square D	NA	NA**			
13	9819982	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Watkins Mill High School / Main Building	Electrical Room B125	Square D	NA	NA*			
14	9819997	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Watkins Mill High School / Main Building	Electrical Room C201	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9819984	D5020	**Secondary Transformer**	Dry, Stepdown	150 KVA	Watkins Mill High School / Main Building	Electrical Room. - C007	Square D	NA	NA			
16	9819896	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Watkins Mill High School / Main Building	Electrical Room C113	Square D	NA	NA			
17	9819965	D5020	**Secondary Transformer**	Dry, Stepdown	45 KVA	Watkins Mill High School / Main Building	Electrical Room B211	Square D	NA	NA			
18	9819943	D5020	**Secondary Transformer**	Dry, Stepdown	15 KVA	Watkins Mill High School / Main Building	Main Electrical Room	Eaton	NA	NA	2024		
19	9819948	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Watkins Mill High School / Main Building	Electrical Room B111	Square D	NA	NA			
20	9819918	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Watkins Mill High School / Main Building	Boiler Room	Eaton	NA	NA	2023		
21	9820017	D5020	**Switchboard**	277/480 V	2000 AMP	Watkins Mill High School / Main Building	Main Electrical Room	Square D	NA	NA			
22	9819925	D5020	**Distribution Panel**	120/208 V	600 AMP	Watkins Mill High School / Main Building	Electrical Room G110	Square D	NA	NA			
23	9820035	D5020	**Distribution Panel**	120/208 V	800 AMP	Watkins Mill High School / Main Building	Electrical Room B007	Square D	NA	NA			
24	9820100	D5020	**Distribution Panel**	120/208 V	600 AMP	Watkins Mill High School / Main Building	Electrical Room B007	Square D	NA	NA			
25	9820001	D5020	**Distribution Panel**	120/208 V	600 AMP	Watkins Mill High School / Main Building	Electrical Room B007	Square D	NA	NA			
26	9820026	D5020	**Distribution Panel**	120/208 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room C211	Square D	NA	NA			
27	9820041	D5020	**Distribution Panel**	120/240 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room C201	Square D	NA	NA			
28	9819981	D5020	**Distribution Panel**	120/240 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room D007	Square D	NA	NA			
29	9820002	D5020	**Distribution Panel**	120/240 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room D205	Square D	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
30	9820062	D5020	**Distribution Panel**	120/240 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room B211	Square D	NA	NA			
31	9820103	D5020	**Distribution Panel**	277/480 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room. - C007	Square D	NA	NA			
32	9820070	D5020	**Distribution Panel**	277/480 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room. - C015	Square D	NA	NA			
33	9819987	D5020	**Distribution Panel**	277/480 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room. - C015	Square D	NA	NA			
34	9819916	D5020	**Distribution Panel**	277/480 V	400 AMP	Watkins Mill High School / Main Building	Electrical Room. - C007	Square D	NA	NA*			
35	9820096	D5020	**Distribution Panel**	277/480 V	600 AMP	Watkins Mill High School / Main Building	Main Electrical Room	Square D	NA	NA			
36	9820007	D5020	**Distribution Panel**	277/480 V	400 AMP	Watkins Mill High School / Main Building	Fire Alarm Room	Siemens	NA	NA			
37	9820046	D5020	**Distribution Panel**	277/480 V	600 AMP	Watkins Mill High School / Main Building	Main Electrical Room	Square D	NA	NA			
38	9820106	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Watkins Mill High School / Main Building	T025	ABB	NA	2162004905	2016		
39	9820101	D5030	**Variable Frequency Drive**	VFD, by HP of Motor	5 HP	Watkins Mill High School / Main Building	T025	ABB	NA	2162004906	2016		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9819932	D7050	**Fire Alarm Panel**	Fully Addressable		Watkins Mill High School / Main Building	Fire Alarm Room	Honeywell Fire-Lite	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9819895	E1030	**Foodservice Equipment**	Commercial Kitchen, 2-Bowl		Watkins Mill High School / Main Building	Commercial Kitchen						
2	9819974	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Watkins Mill High School / Main Building	Culinary Classroom						
3	9820013	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Watkins Mill High School / Main Building	Commercial Kitchen						
4	9820061	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Watkins Mill High School / Main Building	Commercial Kitchen						
5	9820010	E1030	**Foodservice Equipment**	Convection Oven, Double		Watkins Mill High School / Main Building	Commercial Kitchen	Cleveland	Inaccessible	Inaccessible			
6	9819940	E1030	**Foodservice Equipment**	Convection Oven, Single		Watkins Mill High School / Main Building	Culinary Classroom	Turbofan	E32MS	318480			
7	9819973	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Watkins Mill High School / Main Building	Commercial Kitchen	Continental	MC5-SS-S	15629341			
8	9819994	E1030	**Foodservice Equipment**	Exhaust Hood, 3 to 6 LF		Watkins Mill High School / Main Building	Culinary Classroom	CaptiveAire Systems	6024 ND-2WI	NA			
9	9819924	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Watkins Mill High School / Main Building	Culinary Classroom	CaptiveAire Systems	BOL/DS AMA	GE89232			
10	9820031	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Watkins Mill High School / Main Building	Commercial Kitchen	Vulcan	Inaccessible	Inaccessible			
11	9820034	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Watkins Mill High School / Main Building	Commercial Kitchen	Metron	Inaccessible	Inaccessible			
12	9820065	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Watkins Mill High School / Main Building	Commercial Kitchen	Vulcan	VHFA18	521014990			
13	9819993	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Watkins Mill High School / Main Building	Commercial Kitchen	Vulcan	Inaccessible	Inaccessible			
14	9819929	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Watkins Mill High School / Main Building	Commercial Kitchen	Metron	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	9820068	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Watkins Mill High School / Main Building	Commercial Kitchen	Blodgett	Inaccessible	Inaccessible			
16	9820042	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Watkins Mill High School / Main Building	Commercial Kitchen	Blodgett	DFG-200	102617EA016T			
17	9819907	E1030	**Foodservice Equipment**	Food Warmer, Tabletop Drawers (Set of 4)		Watkins Mill High School / Main Building	Commercial Kitchen	Blodgett	DFG-200	102617EA017B			
18	9819905	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Watkins Mill High School / Main Building	Commercial Kitchen	Manitowoc	SY 0324A	040669227			
19	9820009	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Watkins Mill High School / Main Building	Commercial Kitchen	Traulsen	GHT 2- 32WUT	11133760			
20	9820113	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner		Watkins Mill High School / Main Building	Culinary Classroom	Centennial	2RN	16375796			
21	9819894	E1030	**Foodservice Equipment**	Range/Oven, 6-Burner		Watkins Mill High School / Main Building	Culinary Classroom	CaptiveAire Systems	6024 ND-2WI	NA*			
22	9820114	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Watkins Mill High School / Main Building	Culinary Classroom	Norpole	No dataplate	No dataplate			
23	9819971	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Watkins Mill High School / Main Building	Culinary Classroom	Norpole	MCR-23FD				
24	9820058	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Watkins Mill High School / Main Building	Commercial Kitchen	Cleveland	TESA 030L6-HT3B-F	152204398	2015		
25	9819961	E1030	**Foodservice Equipment**	Walk-In, Condenser for Refigerator/Freezer		Watkins Mill High School / Main Building	Commercial Kitchen	Trenton Refrigeration	TEZA010H8-HT3D-B	239108491			
26	9819913	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Watkins Mill High School / Main Building	Commercial Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
27	9820020	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Watkins Mill High School / Main Building	Commercial Kitchen	Trenton Refrigeration	Inaccessible	Inaccessible			
28	9820118	E1030	**Foodservice Equipment**	Walk-In, Freezer		Watkins Mill High School / Main Building	Commercial Kitchen	Cleveland	DX88177502	4884-25W			
29	9820052	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Watkins Mill High School / Main Building	Commercial Kitchen	Cleveland	4884-2L-W	DX88177501			