FACILITY CONDITION ASSESSMENT

prepared for

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

Longview School
13900 Bromfield Road
Germantown, MD 20874

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

BV PROJECT #:
172559.25R000-204.354

DATE OF REPORT:
May 28, 2026

ON SITE DATE:
March 2, 2026

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Special Education School
Number of Buildings	1
Main Address	13900 Bromfield Road, Germantown, MD 20874
Site Developed	2001
Outside Occupants / Leased Spaces	None
Date(s) of Visit	March 2, 2026
Management Point of Contact	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 Gregory_Kellner@mcpsmd.org
On-site Point of Contact (POC)	Stephanie Byrd, Building Services Manager 240.740.7820
Assessment & Report Prepared By	William Hunt
Reviewed By	Daniel White, Technical Report Reviewer for Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility was constructed in 2001 and has not had any major renovations since. It is used as a school for children in need of special education programs.

Architectural

The facility has masonry construction with a modified bitumen roof. The roof reportedly leaks sometimes. It is reaching the end of its expected life and is recommended for replacement in the coming years. Overall, the exterior envelope systems and components were observed to be performing adequately. The VCT throughout the building is becoming aged and discolored. It is recommended for replacement in the near term. Apart from this, interior finishes are anticipated for lifecycle replacement based on useful life and normal wear. There has been a history of mold in the autism hallway but it is currently resolved.

Mechanical, Electrical, Plumbing and Fire (MEPF)

A boiler and cooling tower provide tempered water for cooling and heating throughout the building. Two conference rooms currently do not have functioning HVAC. The whole HVAC system is planned to be replaced in summer of 2026. Numerous roof-mounted units are nearing or past the end of their expected useful life, and while generally still functional, will benefit from replacement in the summer.

The plumbing systems are also a mix of original and replacement, and plumbing appears adequate for the facility, with equipment and fixtures generally updated as needed. A 2020 water heater provides hot water throughout. No significant leaks or pressure issues were reported.

Electrical service equipment and systems appear generally adequate. A 2500A switchboard provides power throughout.

Fire alarm and fire suppression systems are present.

Site

The facility’s site includes asphalt paved parking and drive areas, as well as areas of concrete sidewalk. A playground is present at the connected Matsunaga Elementary School.

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 0.555666.

Immediate Needs

There are no immediate needs to report.

Key Findings

Roofing in Poor condition.

Built-Up
Main Building Longview School Roof

Uniformat Code: B3010
Recommendation: **Replace in 2027**

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $565,100

$$$$

The roof has had recent leaks and is at the end of its expected life. - AssetCALC ID: 10559259

Exhaust Fan in Poor condition.

Centrifugal, 42" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2026**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $11,000

**$$$**$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559271

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559236

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and scheduled to be replaced this summer - AssetCALC ID: 10559275

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559292

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559269

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559268

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559290

Exhaust Fan in Poor condition.

Centrifugal, 36"Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

**$$**$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559239

Exhaust Fan in Poor condition.

Centrifugal, 36"Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,600

**$$**$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559272

Exhaust Fan in Poor condition.

Centrifugal, 24" Damper
Main Building Longview School Roof

Uniformat Code: D3060
Recommendation: **Replace in 2027**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$**$$$

The unit is at the end if it's expected life and all are scheduled to be replaced this summer - AssetCALC ID: 10559262

ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Longview School Throughout Building

Uniformat Code: Y1050
Recommendation: **Install in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $1,600

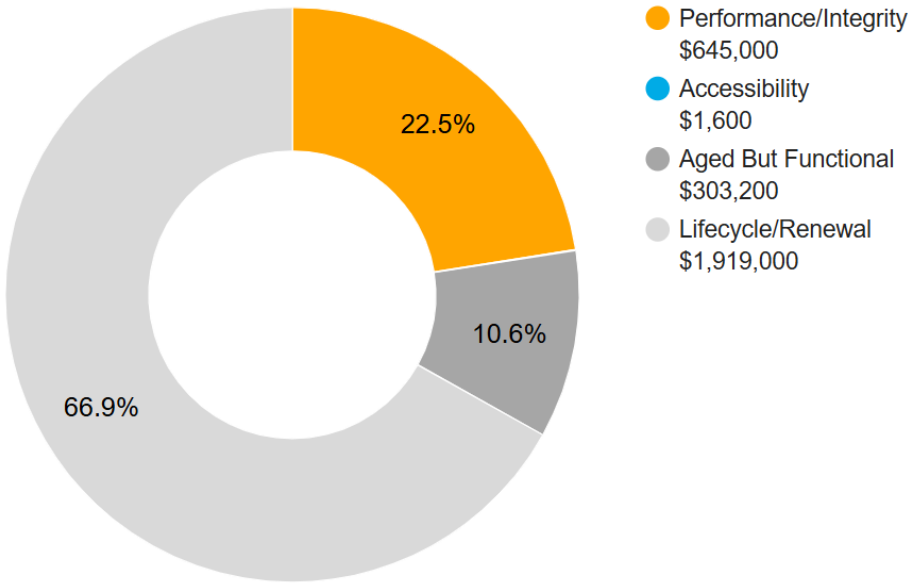
**$**$$$

Sink drainpipe cover is missing for ADA compliance - AssetCALC ID: 10559300

Plan Types

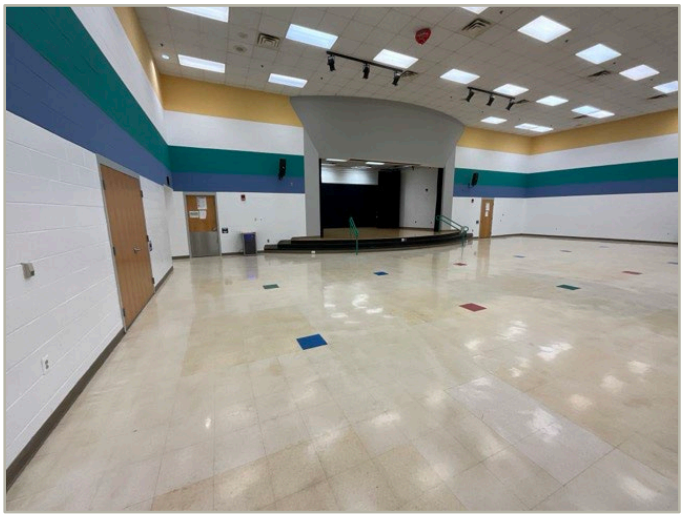
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one 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: $2,868,800

2. Building Information



Main Building: Systems Summary		
Address	13900 Bromfield Road, Germantown, MD 20874	
GPS Coordinates	39°09’03.49”N ; 77°17’32.92”W	
Constructed/Renovated	2001	
Building Area	40,362 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish	Poor
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, ceramic tile Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Main Building: Systems Summary		
HVAC	Central System: Boilers, air handlers, and cooling tower feeding air handler shared with adjacent Matsunaga school	Fair
Fire Suppression	Sprinkler system	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED, linear fluorescent, CFL Exterior Building-Mounted Lighting: LED, HPS, CFL Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, and exit signs	Fair
Equipment/Special	Swimming pool	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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$12,900	$228,400	$241,300
Roofing	-	$599,500	-	-	-	$599,500
Interiors	-	-	$198,700	$115,700	$736,800	$1,051,200
Plumbing	-	-	-	$16,200	$400,400	$416,600
HVAC	-	$45,500	$56,300	$247,900	$803,800	$1,153,400
Fire Protection	-	-	-	$56,300	-	$56,300
Electrical	-	-	$243,000	$39,800	$317,100	$599,900
Fire Alarm & Electronic Systems	-	-	$272,600	$353,300	$424,700	$1,050,600
Equipment & Furnishings	-	-	$18,300	$24,500	$26,900	$69,800
Special Construction & Demo	-	-	$5,700	-	$8,900	$14,700
Site Development	-	-	-	-	$3,100	$3,100
Accessibility	-	$1,600	-	-	-	$1,600
TOTALS (3% inflation)	**-**	**$646,600**	**$794,600**	**$866,700**	**$2,950,000**	**$5,257,900**

3. Site Summary

Site Information		
Site Area	10 acres	
Parking Spaces	Around 100 total spaces all in open lots; ~2 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete pavement and adjacent concrete sidewalks and curbs .	Fair
Site Development	Building-mounted signage; chain link fencing Playgrounds and sports fields	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED, HPS	Fair
Ancillary Structures	None	--
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	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Electrical	-	-	-	$500	-	$500
Site Pavement	-	-	$20,900	$24,200	$298,900	$343,900
Site Utilities	-	-	-	-	$5,500	$5,500
Site Development	-	-	-	$515,400	-	$515,400
TOTALS (3% inflation)	**-**	**-**	**$20,900**	**$540,100**	**$304,400**	**$865,400**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2001	No	No
Main Building	2001	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 Longview School, 13900 Bromfield Road, Germantown, MD 20874, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: William Hunt
Project Assessor

Reviewed by:

Daniel White
Technical Report Reviewer for
Bill Champion
Program Manager
443.622.5067
Bill.Champion@bureauveritas.com

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

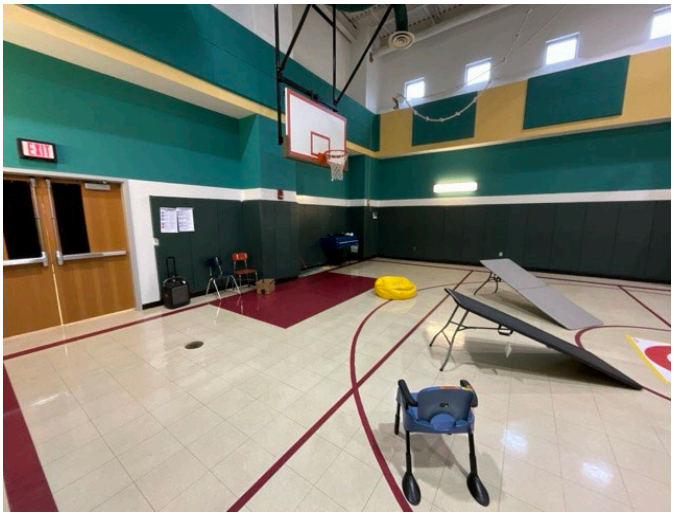
Photographic Overview

1 - FRONT ELEVATION

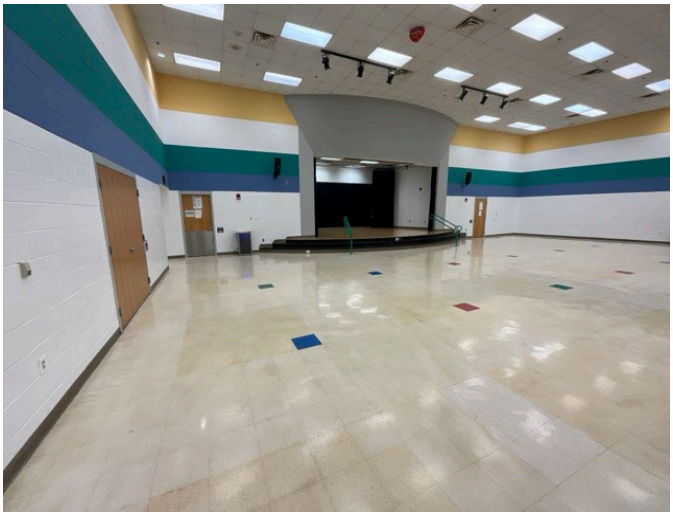
2 - LEFT ELEVATION

3 - REAR ELEVATION

4 - MEDIA CENTER

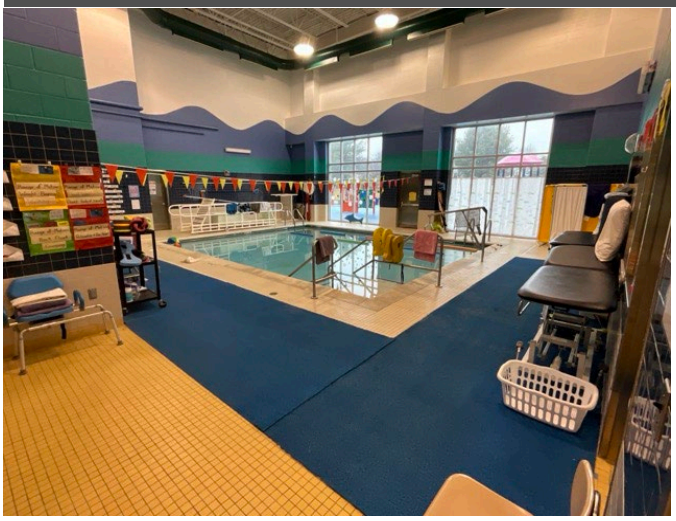


5 - SMALLER GYMNASIUM



6 - CAFETERIA

Photographic Overview



7 - POOL

8 - BOILER

9 - HEAT EXCHANGER

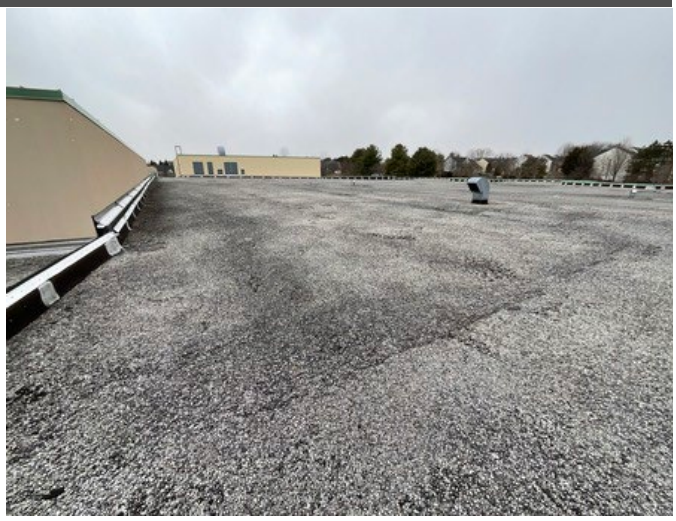
10 - WATER HEATER

11 - SWITCHBOARD

12 - FIRE ALARM PANEL

Photographic Overview

13 - WASHER AND DRYER



14 - MODIFIED BITUMEN ROOF

15 - SPLIT SYSTEM

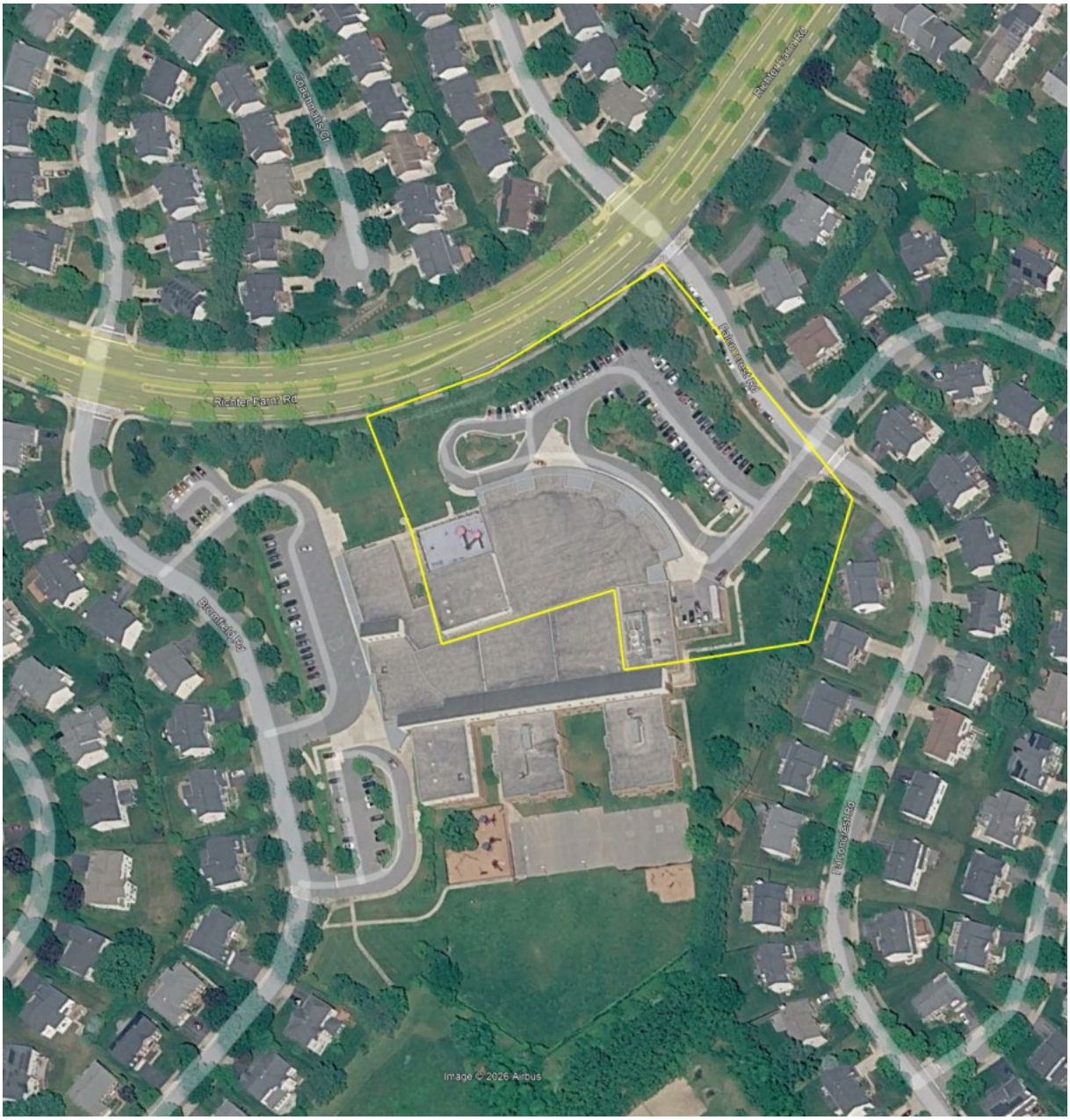
16 - EXHAUST

17 - COOLING TOWER

18 - BUILDING EXTERIOR

Appendix B:
Site Plan(s)

Site Plan



Project Number	Project Name
172559.25R000-204.354	Longview School
Source	**On-Site Date**
Google	March 2, 2026

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Longview School

Name of person completing form: Stephanie Byrd

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 3 months

Date Completed: 3/2/2026

Phone Number: 2407407820

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: 2001	Renovated:	
2	Building size in SF	40,362 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Just painting, put in new pumps in back mech room		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Planning to change whole hvac system this summer, rooftop units, AC units in ceilings, and exhaust fans		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC not working well, 2 conference rooms down.		

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				Roof leaks sometimes. Drains have issues
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Reoccurring issue with mold in autism hallway, but they resolved it and so far no problems
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			Temperature issues with pipes
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	X				2 conference rooms not have hvac right now
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				ICP uses it (all Moco schools have it)

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Longview School

BV Project Number: 172559.25R000-204.354

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 PATH

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route

ACCESSIBLE INTERIOR 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

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		Missing covers
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Longview School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Structure						
A4010	Throughout Building	Good	Foundation, Concrete, Standard w/ Integral Perimeter Footings, w/ Integral Perimeter Footings	40,362 SF	51	10559255
B1010	Throughout Building	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building, 1-2 Story Building	40,362 SF	51	10559287
Facade						
B2020	Building Exterior	Fair	Glazing, any type by SF	3,000 SF	11	10559235
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	16	10	10559252
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	40,362 SF	2	10559259
Interiors						
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	60	16	10559273
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	30,270 SF	11	10559265
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	64,600 SF	6	10559277
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	36,362 SF	3	10559242
C2030	Throughout Building	Fair	Flooring, Ceramic Tile	2,000 SF	16	10559233
Plumbing						
D2010	Mechanical Room	Good	Water Heater, Gas, Commercial (200 MBH), 81 GAL	1	15	10559247
D2010	Throughout Building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	6	6	10559238
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1 IN	1	6	10559264
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	40,362 SF	16	10559243
D2010	Throughout Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	10	11	10559250
D2010	Throughout Building	Fair	Toilet, Commercial Water Closet	10	13	10559266
D2010	Throughout Building	Fair	Urinal, Standard	5	13	10559289
D2010	Mechanical Room	Fair	Backflow Preventer, Domestic Water, 1.5 IN	1	6	10559285
HVAC						

Component Condition Report | Longview School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	Mechanical Room	Fair	Boiler, Gas, HVAC, 750 MBH	1	6	10559263
D3020	Mechanical Room	Fair	Heat Exchanger, Plate & Frame, HVAC, 131 - 260 GPM	1	11	10559294
D3020	Pool	Fair	Unit Heater, Electric, 15 KW	1	9	10559256
D3020	Mechanical Room	Fair	Heat Exchanger, Shell & Tube, HVAC, 6 - 10 GPM	1	11	10559248
D3020	Mechanical Room	Fair	Heat Exchanger, Shell & Tube, HVAC, 6 - 10 GPM	1	11	10559253
D3020	Electrical Room	Fair	Unit Heater, Electric, 10 kW	1	9	10559280
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump, 1.5 TON	1	3	10559260
D3030	Roof	Fair	Cooling Tower, (Typical) Open Circuit, 200 TON	1	4	10559291
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	40,362 SF	16	10559270
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	40,362 SF	6	10559288
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 25 HP	1	6	10559241
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 7.5 HP	1	11	10559254
D3050	Penthouse	Fair	Air Handler, Interior AHU, Built-Up, 4000 to 6000 CFM, Renovate	6	11	11056661
D3050	Mechanical Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 40 HP	1	12	10559240
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 42" Damper, 2001 - 5000 CFM	1	1	10559271
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-6]	1	2	10559262
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	2	10559272
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 36"Damper, 8501 - 15000 CFM	1	2	10559239
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-4]	1	2	10559290
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM	1	2	10559268
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-11]	1	2	10559269
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-3]	1	2	10559292
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-4]	1	2	10559275
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 24" Damper, 2001 - 5000 CFM [EF-7]	1	2	10559236
Fire Protection						

Component Condition Report | Longview School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	40,362 SF	9	10559283
Electrical						
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS, 400 AMP	1	4	10559245
D5020	Media Center Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	16	10559257
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	6	10559274
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 1200 AMP	1	6	10559282
D5020	Electrical Room	Fair	Switchboard, 277/480 V, 2500 AMP	1	16	10559276
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V, 400 AMP	1	6	10559286
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	40,362 SF	16	10559251
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	40,362 SF	3	10559293
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	40,362 SF	6	10559267
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	40,362 SF	9	10559249
D7050	Electrical Room	Fair	Fire Alarm Panel, Fully Addressable	1	9	10559281
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	40,362 SF	7	10559237
D8010	Throughout Building	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	40,362 SF	4	10559234
Equipment & Furnishings						
E1030	Laundry Room	Fair	Laundry Equipment, Dryer, Commercial, 44 LB	1	6	10559261
E1030	Laundry Room	Fair	Laundry Equipment, Washer, Commercial, 44 LB	1	3	10559279
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10559278
E1030	Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	5	10559246
E1070	Gymnasium	Fair	Basketball Backboard, Ceiling-Mounted, Operable, Operable	2	6	10559284
Special Construction & Demo						
F1050	Pool	Fair	Pool Equipment, Circulation Pump, 1 HP	1	4	10559258
Sitework						

Component Condition Report | Longview School / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted	1	11	11057967
Accessibility						
Y1050	Throughout Building	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	20	1	10559300

Component Condition Report | Longview School / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	1	9	10559302
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	40,000 SF	5	10559299
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	40,000 SF	18	10559298
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Multipurpose, Medium	1	9	10559301
G2050	Site	Fair	Playfield Surfaces, Rubber, Interlocking Tiles	15,000 SF	9	10559296
Sitework						
G2060	Playground Area	Fair	Fences & Gates, Fence, Metal Tube 4'	100 LF	24	11057968
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 WATT, Replace/Install	1	11	10559297

Appendix F:
Replacement Reserves

Replacement Reserves Report

5/20/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Longview School	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Longview School / Main Building	$0	$12,978	$633,642	$430,556	$353,378	$10,665	$516,076	$148,921	$0	$188,815	$12,902	$650,110	$31,367	$37,448	$0	$25,862	$1,439,760	$0	$315,308	$433,593	$16,616	**$5,257,996**
Longview School / Site	$0	$0	$0	$0	$0	$20,867	$0	$0	$0	$515,907	$24,190	$5,537	$0	$0	$0	$28,043	$0	$0	$238,341	$0	$32,510	**$865,396**
Grand Total	**$0**	**$12,978**	**$633,642**	**$430,556**	**$353,378**	**$31,532**	**$516,076**	**$148,921**	**$0**	**$704,723**	**$37,092**	**$655,647**	**$31,367**	**$37,448**	**$0**	**$53,906**	**$1,439,760**	**$0**	**$553,648**	**$433,593**	**$49,126**	**$6,123,392**

Longview School

Longview 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
B2020	Building Exterior	10559235	Glazing, any type by SF, Replace	30	19	11	3000	SF	$55.00	$165,000												$165,000										**$165,000**
B2050	Building Exterior	10559252	Exterior Door, Steel, Standard, Replace	30	20	10	16	EA	$600.00	$9,600											$9,600											**$9,600**
B3010	Roof	10559259	Roofing, Built-Up, Replace	25	23	2	40362	SF	$14.00	$565,068			$565,068																			**$565,068**
C1030	Throughout Building	10559273	Interior Door, Wood, Solid-Core, Replace	40	24	16	60	EA	$700.00	$42,000																	$42,000					**$42,000**
C1070	Throughout Building	10559265	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	30270	SF	$3.50	$105,945												$105,945										**$105,945**
C2010	Throughout Building	10559277	Wall Finishes, any surface, Prep & Paint	10	4	6	64600	SF	$1.50	$96,900							$96,900										$96,900					**$193,800**
C2030	Throughout Building	10559233	Flooring, Ceramic Tile, Replace	40	24	16	2000	SF	$18.00	$36,000																	$36,000					**$36,000**
C2030	Throughout Building	10559242	Flooring, Vinyl Tile (VCT), Replace	15	12	3	36362	SF	$5.00	$181,810				$181,810															$181,810			**$363,620**
D2010	Mechanical Room	10559247	Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	$16,600.00	$16,600																$16,600						**$16,600**
D2010	Mechanical Room	10559264	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$1,400							$1,400															**$1,400**
D2010	Mechanical Room	10559285	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$3,200							$3,200															**$3,200**
D2010	Throughout Building	10559243	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	24	16	40362	SF	$5.00	$201,810																	$201,810					**$201,810**
D2010	Throughout Building	10559238	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	9	6	6	EA	$1,500.00	$9,000							$9,000															**$9,000**
D2010	Throughout Building	10559250	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	19	11	10	EA	$1,700.00	$17,000												$17,000										**$17,000**
D2010	Throughout Building	10559266	Toilet, Commercial Water Closet, Replace	30	17	13	10	EA	$1,300.00	$13,000													$13,000									**$13,000**
D2010	Throughout Building	10559289	Urinal, Standard, Replace	30	17	13	5	EA	$1,100.00	$5,500													$5,500									**$5,500**
D3020	Mechanical Room	10559263	Boiler, Gas, HVAC, Replace	30	24	6	1	EA	$26,200.00	$26,200							$26,200															**$26,200**
D3020	Mechanical Room	10559294	Heat Exchanger, Plate & Frame, HVAC, Replace	35	24	11	1	EA	$45,000.00	$45,000												$45,000										**$45,000**
D3020	Mechanical Room	10559248	Heat Exchanger, Shell & Tube, HVAC, Replace	35	24	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3020	Mechanical Room	10559253	Heat Exchanger, Shell & Tube, HVAC, Replace	35	24	11	1	EA	$4,000.00	$4,000												$4,000										**$4,000**
D3020	Pool	10559256	Unit Heater, Electric, Replace	20	11	9	1	EA	$3,600.00	$3,600																$3,600						**$3,600**
D3020	Electrical Room	10559280	Unit Heater, Electric, Replace	20	11	9	1	EA	$2,200.00	$2,200																$2,200						**$2,200**
D3030	Roof	10559291	Cooling Tower, (Typical) Open Circuit, Replace	25	21	4	1	EA	$46,700.00	$46,700					$46,700																	**$46,700**
D3030	Roof	10559260	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$3,400				$3,400																$3,400		**$6,800**
D3050	Mechanical Room	10559241	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$13,600.00	$13,600							$13,600															**$13,600**
D3050	Mechanical Room	10559254	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	14	11	1	EA	$6,500.00	$6,500												$6,500										**$6,500**
D3050	Mechanical Room	10559240	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	13	12	1	EA	$22,000.00	$22,000													$22,000									**$22,000**
D3050	Throughout Building	10559270	HVAC System, Hydronic Piping, 4-Pipe, Replace	40	24	16	40362	SF	$8.00	$322,896																	$322,896					**$322,896**
D3050	Throughout Building	10559288	HVAC System, Ductwork, Medium Density, Replace	30	24	6	40362	SF	$4.00	$161,448							$161,448															**$161,448**
D3050	Penthouse	11056661	Air Handler, Interior AHU, Built-Up, 4000 to 6000 CFM, Renovate	20	9	11	6	EA	$20,000.00	$120,000												$120,000										**$120,000**
D3060	Roof	10559271	Exhaust Fan, Centrifugal, 42" Damper, Replace	25	24	1	1	EA	$11,000.00	$11,000		$11,000																				**$11,000**
D3060	Roof	10559262	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559272	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	$5,600.00	$5,600			$5,600																			**$5,600**
D3060	Roof	10559239	Exhaust Fan, Centrifugal, 36"Damper, Replace	25	23	2	1	EA	$5,600.00	$5,600			$5,600																			**$5,600**
D3060	Roof	10559290	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559268	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559269	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559292	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559275	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D3060	Roof	10559236	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$3,000			$3,000																			**$3,000**
D4010	Throughout Building	10559283	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	40362	SF	$1.07	$43,187																$43,187						**$43,187**
D5010	Electrical Room	10559245	Automatic Transfer Switch, ATS, Replace	25	21	4	1	EA	$20,000.00	$20,000					$20,000																	**$20,000**
D5020	Media Center Electrical Room	10559257	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$6,700.00	$6,700																	$6,700					**$6,700**
D5020	Electrical Room	10559276	Switchboard, 277/480 V, Replace	40	24	16	1	EA	$90,000.00	$90,000																	$90,000					**$90,000**
D5020	Electrical Room	10559274	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$14,000.00	$14,000							$14,000															**$14,000**
D5020	Electrical Room	10559282	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$14,000.00	$14,000							$14,000															**$14,000**
D5020	Electrical Room	10559286	Distribution Panel, 277/480 V, Replace	30	24	6	1	EA	$5,300.00	$5,300							$5,300															**$5,300**

Replacement Reserves Report

5/20/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D5030	Throughout Building	10559251	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	24	16	40362	SF	$2.50	$100,905																	$100,905					**$100,905**
D5040	Throughout Building	10559293	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	17	3	40362	SF	$5.00	$201,810				$201,810																		**$201,810**
D6060	Throughout Building	10559267	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	14	6	40362	SF	$1.65	$66,597							$66,597															**$66,597**
D7030	Throughout Building	10559249	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	6	9	40362	SF	$2.00	$80,724										$80,724												**$80,724**
D7050	Throughout Building	10559237	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	13	7	40362	SF	$3.00	$121,086								$121,086														**$121,086**
D7050	Electrical Room	10559281	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$15,000										$15,000												**$15,000**
D8010	Throughout Building	10559234	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Upgrade/Install	15	11	4	40362	SF	$6.00	$242,172					$242,172														$242,172			**$484,344**
E1030	Laundry Room	10559279	Laundry Equipment, Washer, Commercial, Replace	10	7	3	1	EA	$7,000.00	$7,000				$7,000										$7,000								**$14,000**
E1030	Laundry Room	10559261	Laundry Equipment, Dryer, Commercial, Replace	15	9	6	1	EA	$4,900.00	$4,900							$4,900															**$4,900**
E1030	Kitchen	10559278	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1030	Kitchen	10559246	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	10	5	1	EA	$4,600.00	$4,600						$4,600															$4,600	**$9,200**
E1070	Gymnasium	10559284	Basketball Backboard, Ceiling-Mounted, Operable, Operable	30	24	6	2	EA	$7,830.00	$15,660							$15,660															**$15,660**
F1050	Pool	10559258	Pool Equipment, Circulation Pump, Replace	15	11	4	1	EA	$5,100.00	$5,100					$5,100														$5,100			**$10,200**
G2060	Building Exterior	11057967	Signage, Property, Building or Pole-Mounted, Replace	20	9	11	1	EA	$2,208.00	$2,208												$2,208										**$2,208**
Y1050	Throughout Building	10559300	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	-1	1	20	EA	$80.00	$1,600		$1,600																				**$1,600**
Totals, Unescalated											**$0**	**$12,600**	**$597,268**	**$394,020**	**$313,972**	**$9,200**	**$432,205**	**$121,086**	**$0**	**$144,711**	**$9,600**	**$469,653**	**$22,000**	**$25,500**	**$0**	**$16,600**	**$897,211**	**$0**	**$185,210**	**$247,272**	**$9,200**	**$3,907,309**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$12,978**	**$633,642**	**$430,556**	**$353,378**	**$10,665**	**$516,076**	**$148,921**	**$0**	**$188,815**	**$12,902**	**$650,110**	**$31,367**	**$37,448**	**$0**	**$25,862**	**$1,439,760**	**$0**	**$315,308**	**$433,593**	**$16,616**	**$5,257,996**

Longview 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
D5040	Building Exterior	10559302	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	1	EA	$400.00	$400										$400												**$400**
G2020	Site	10559299	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	40000	SF	$0.45	$18,000						$18,000					$18,000					$18,000						$18,000	**$72,000**
G2020	Site	10559298	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	7	18	40000	SF	$3.50	$140,000																			$140,000				**$140,000**
G2050	Site	10559301	Play Structure, Multipurpose, Medium, Replace	20	11	9	1	EA	$20,000.00	$20,000										$20,000													**$20,000**
G2050	Site	10559296	Playfield Surfaces, Rubber, Interlocking Tiles, Replace	15	6	9	15000	SF	$25.00	$375,000										$375,000													**$375,000**
G4050	Site	10559297	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$4,000												$4,000											**$4,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$18,000**	**$0**	**$0**	**$0**	**$395,400**	**$18,000**	**$4,000**	**$0**	**$0**	**$0**	**$18,000**	**$0**	**$0**	**$140,000**	**$0**	**$18,000**	**$611,400**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$20,867**	**$0**	**$0**	**$0**	**$515,907**	**$24,190**	**$5,537**	**$0**	**$0**	**$0**	**$28,043**	**$0**	**$0**	**$238,341**	**$0**	**$32,510**	**$865,396**

* 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
D20 Plumbing													
1	10559247	D2010	**Water Heater**	Gas, Commercial (200 MBH)	81 GAL	Longview School / Main Building	Mechanical Room	State Industries, Inc.	SBD-81-199NE 118	2027119960627	2020		
2	10559264	D2010	**Backflow Preventer**	Domestic Water	1 IN	Longview School / Main Building	Mechanical Room	Wilkins Zurn	No dataplate	No dataplate	2001		
3	10559285	D2010	**Backflow Preventer**	Domestic Water	1.5 IN	Longview School / Main Building	Mechanical Room	Wilkins Zurn	No dataplate	No dataplate	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	10559263	D3020	**Boiler**	Gas, HVAC	750 MBH	Longview School / Main Building	Mechanical Room	A. O. Smith	TJV 750A	SM00-88133Y5			
2	10559294	D3020	**Heat Exchanger**	Plate & Frame, HVAC	131 - 260 GPM	Longview School / Main Building	Mechanical Room	No dataplate	No dataplate	No dataplate	2001		
3	10559248	D3020	**Heat Exchanger**	Shell & Tube, HVAC	6 - 10 GPM	Longview School / Main Building	Mechanical Room	Trane	WPWD07240B11000T	W00M62967	2001		
4	10559253	D3020	**Heat Exchanger**	Shell & Tube, HVAC	6 - 10 GPM	Longview School / Main Building	Mechanical Room	Trane	WPWD07240B11000T	W00M62965	2001		
5	10559256	D3020	**Unit Heater**	Electric	15 KW	Longview School / Main Building	Pool	Trane	UHEC-153DACA	NA			
6	10559280	D3020	**Unit Heater**	Electric	10 kW	Longview School / Main Building	Electrical Room	Trane	UHEC-103DACA	NA			
7	10559291	D3030	**Cooling Tower**	(Typical) Open Circuit	200 TON	Longview School / Main Building	Roof	BAC	No dataplate	No dataplate	2001		
8	10559260	D3030	**Split System**	Condensing Unit/Heat Pump	1.5 TON	Longview School / Main Building	Roof	Trane	TWP018C100A3	R471RSU4F	2000		
9	10559241	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	25 HP	Longview School / Main Building	Mechanical Room	Brook Compton	WP-DF324TC-N6	SI 715318			
10	10559254	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	7.5 HP	Longview School / Main Building	Mechanical Room	Armstrong	4001524-069	NA	2011		
11	10559240	D3050	**Pump**	Distribution, HVAC Chilled or Condenser Water	40 HP	Longview School / Main Building	Mechanical Room	Armstrong	4300543-069	1350	2012		
12	11056661	D3050	**Air Handler**	Interior AHU, Built-Up, 4000 to 6000 CFM		Longview School / Main Building	Penthouse						6
13	10559268	D3060	**Exhaust Fan**	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-100-4-X	00K19870			
14	10559272	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8501 - 15000 CFM	Longview School / Main Building	Roof	Greenheck	6B-160-4-X	00K19902			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
15	10559239	D3060	**Exhaust Fan**	Centrifugal, 36"Damper	8501 - 15000 CFM	Longview School / Main Building	Roof	No dataplate	No dataplate	No dataplate			
16	10559271	D3060	**Exhaust Fan**	Centrifugal, 42" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	No dataplate	No dataplate	No dataplate	2001		
17	10559269	D3060	**Exhaust Fan** [EF-11]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-100-4-X	00K19871	2001		
18	10559292	D3060	**Exhaust Fan** [EF-3]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-180-3-X	00K 19906	2001		
19	10559290	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-180-3-X	00K19907	2001		
20	10559275	D3060	**Exhaust Fan** [EF-4]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-80-6-X	00K20035	2001		
21	10559262	D3060	**Exhaust Fan** [EF-6]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-160-4-X	00K19903			
22	10559236	D3060	**Exhaust Fan** [EF-7]	Centrifugal, 24" Damper	2001 - 5000 CFM	Longview School / Main Building	Roof	Greenheck	GB-100-4-X	00K19868			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	10559245	D5010	**Automatic Transfer Switch**	ATS	400 AMP	Longview School / Main Building	Electrical Room	ASCO	No dataplate	No dataplate	2001		
2	10559257	D5020	**Secondary Transformer**	Dry, Stepdown	30 KVA	Longview School / Main Building	Media Center Electrical Room	Siemens	NA	NA			
3	10559276	D5020	**Switchboard**	277/480 V	2500 AMP	Longview School / Main Building	Electrical Room	Siemens	NA	NA	2001		
4	10559274	D5020	**Distribution Panel**	277/480 V	1200 AMP	Longview School / Main Building	Electrical Room	Siemens	NA	NA	2001		
5	10559282	D5020	**Distribution Panel**	277/480 V	1200 AMP	Longview School / Main Building	Electrical Room	Siemens	NA	NA	2001		
6	10559286	D5020	**Distribution Panel**	277/480 V	400 AMP	Longview School / Main Building	Electrical Room	Square D	NA	NA	2001		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	10559281	D7050	**Fire Alarm Panel**	Fully Addressable		Longview School / Main Building	Electrical Room	Simplex	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	10559261	E1030	**Laundry Equipment**	Dryer, Commercial	44 LB	Longview School / Main Building	Laundry Room	Wascomat	N2550G217	65500/0020721	2016		
2	10559279	E1030	**Laundry Equipment**	Washer, Commercial	44 LB	Longview School / Main Building	Laundry Room	Wascomat	W3180N17	00651/0417147	2014		
3	10559278	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Longview School / Main Building	Kitchen	BOHN	BST015L6CE	T14C07056			
4	10559246	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Longview School / Main Building	Kitchen	Cold Zone	OR-S08H2-2T-E	D01102038-011			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
F10 OTHER													
1	10559258	F1050	**Pool Equipment**	Circulation Pump	1 HP	Longview School / Main Building	Pool	Century	C48K2PA105C5	09819CH			