



**BUREAU
VERITAS**

FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools

45 West Gude Drive, Suite 4000

Rockville, MD 20850



Rock Terrace School
11400 Marcliff Road
Rockville, MD 20852

PREPARED BY:

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BV PROJECT #:

172559.25R000-205.354

DATE OF REPORT:

December 3, 2025

ON SITE DATE:

October 6, 2025

Bureau Veritas

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Educational - Special Needs School campus
Number of Buildings	1
Main Address	11400 Marcliff Road, Rockville, MD 20852
Site Developed	2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 6, 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)	Jamal Mcdley
Assessment & Report Prepared By	Kai Hollman
Reviewed By	Daniel White Technical Report Reviewer for, Bill Champion Program Manager 800.733.0660 x7296234 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

Rock Terrace School was originally built in the 1950s as an elementary school. The original building was demolished in 2018, and the new combined structure (Rock Terrace School and Tilden Middle School building) was constructed in 2020.

Architectural

Rock Terrace School is a masonry load bearing structure and appears structurally sound, with no evidence of settlement or movement. The brick exterior, built-up roof, and double-pane aluminum windows are in good condition. The exterior components are well-maintained, showing no significant deterioration. The interior finishes, including flooring, walls, and ceilings, are generally in good condition with minimal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling is primarily provided by a central system consisting of gas-fired boilers and cooling tower that distribute conditioned water to interior water-source heat pumps and fan coils units. Supplemental conditioning is provided to isolated areas by rooftop packaged units and ductless and conventional split systems. Domestic hot water is provided by commercial gas-fired tank-type water heaters. Plumbing systems are generally well maintained. The electrical system consists of a main switchboard feeding step-down transformers and distribution panels. The system includes a diesel generator that supplies emergency power to emergency lights and exit signs. A centrally monitored fire alarm system and a wet-pipe sprinkler system cover the entire building including the adjoining Tilden Middle School. The fire alarm panel is located on the Tilden Middle School side. MEP systems and components are in good condition and only routine maintenance will be required in the near term.

Site

The Rock Terrace school site includes parking lots and sports fields. The parking lots and sidewalks are well maintained. The outdoor amenities consist of a soccer field, basketball courts, and courtyard, providing opportunities for student recreation and activities. Routine maintenance and potential replacements are expected for the site assets. Rock Terrace does share outdoor assets with the adjoining Tilden Middle 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 MDCl 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 0.174886.

Immediate Needs

There are no immediate needs to report.



Key Findings

There are no key findings to report.

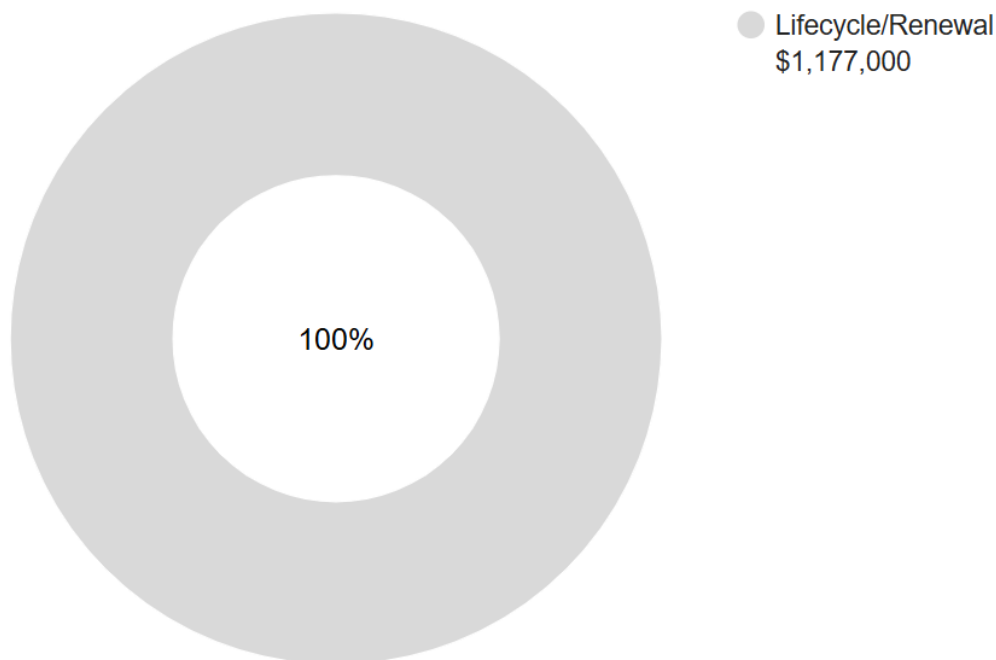


Plan Types

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

Plan Type Descriptions & 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: \$1,177,000

2. Building Information



Building: Systems Summary		
Address	11400 Marcliff Road, Rockville, MD 20852	
GPS Coordinates	39.041433, -77.1301193	
Constructed/Renovated	1950/ 2020	
Building Area	48,024 SF	
Number of Stories	2 above grade level	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls with metal roof deck supported by open web steel joists and concrete strip wall and slab foundation	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum	Good
Roof	Primary: Flat construction with built-up finish	Good
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	Good
Elevators	Passenger: Passenger: 1 Electric car serving all 2 floors	Good
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Good

School Building: Systems Summary

HVAC	Central System: Boilers, energy recovery units, feeding water-source heat pumps and fan coils hydronic terminal units Non-Central System: Packaged units Supplemental components: Ductless split-systems, suspended unit heaters	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood System	Good
Electrical	Source & Distribution: Main switchgear with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED, HPS Emergency Power: Gas generator with automatic transfer Switch	Good
Fire Alarm	Alarm panel (Located on Tilden Middle side) with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment (located on Tilden Middle side)	Good
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	-	-	-	-	\$28,400	\$28,400
Roofing	-	-	-	-	\$381,700	\$381,700
Interiors	-	-	\$226,800	\$301,900	\$532,300	\$1,061,000
Conveying	-	-	-	-	-	-
Plumbing	-	-	-	-	\$254,900	\$254,900
HVAC	-	-	-	\$228,300	\$1,071,700	\$1,299,900
Fire Protection	-	-	-	-	\$135,300	\$135,300
Electrical	-	-	\$36,200	-	\$1,332,000	\$1,368,100
Fire Alarm & Electronic Systems	-	-	-	\$129,100	\$347,900	\$477,000
Equipment & Furnishings	-	-	\$37,900	\$149,400	\$177,800	\$365,100
TOTALS (3% inflation)	-	-	\$300,800	\$808,700	\$4,261,900	\$5,371,400

3. Site Summary



Site Information		
Site Area	16.22 acres (estimated)	
Parking Spaces	72 total spaces all in open lots; 4 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted and property entrance signage; chain link fencing Sports fields and courts Heavily furnished with park benches, picnic tables, trash Receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED	Good
Ancillary Structures	None	--

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	\$44,500	-	\$165,600	\$210,100
Site Utilities	-	-	-	-	\$52,300	\$52,300
Site Pavement	-	-	\$10,600	\$12,300	\$30,800	\$53,800
TOTALS (3% inflation)	-	-	\$55,200	\$12,300	\$248,800	\$316,300

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	2020	No	No
School Building	2020	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 Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rock Terrace School, 11400 Marcliff Road, Rockville, MD 20852, 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



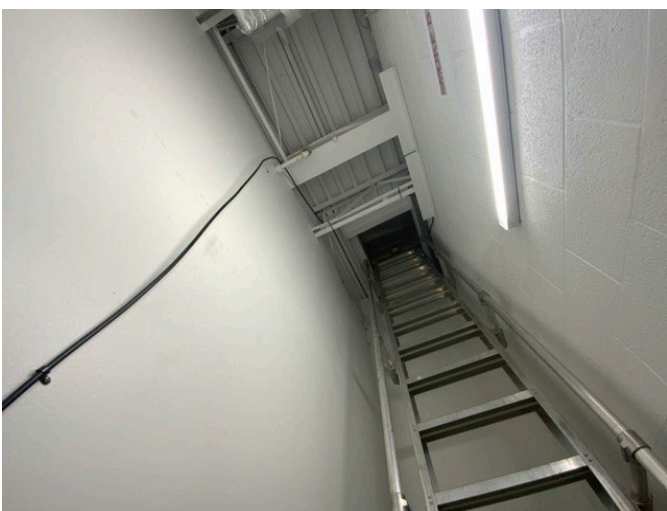
2 - LEFT ELEVATION



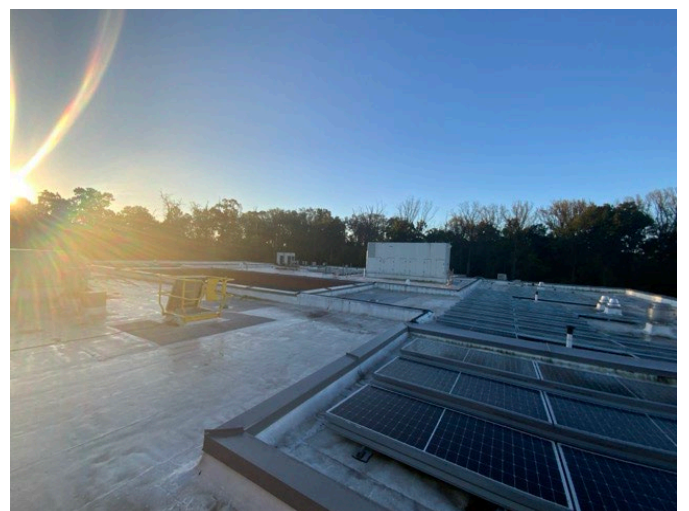
3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL FRAMING



6 - ROOF OVERVIEW

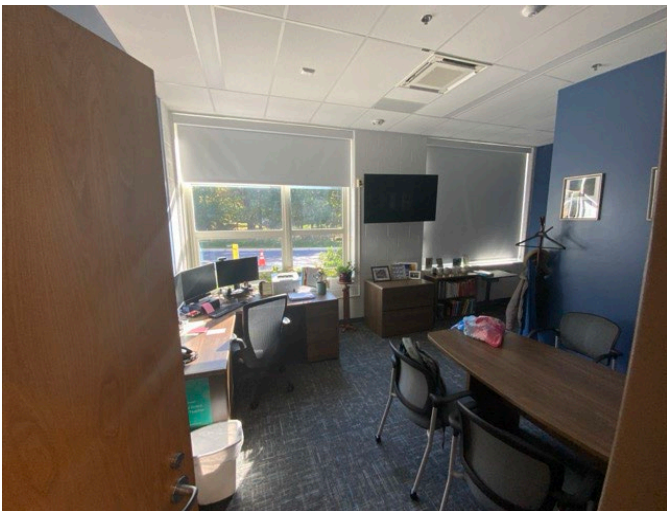
Photographic Overview



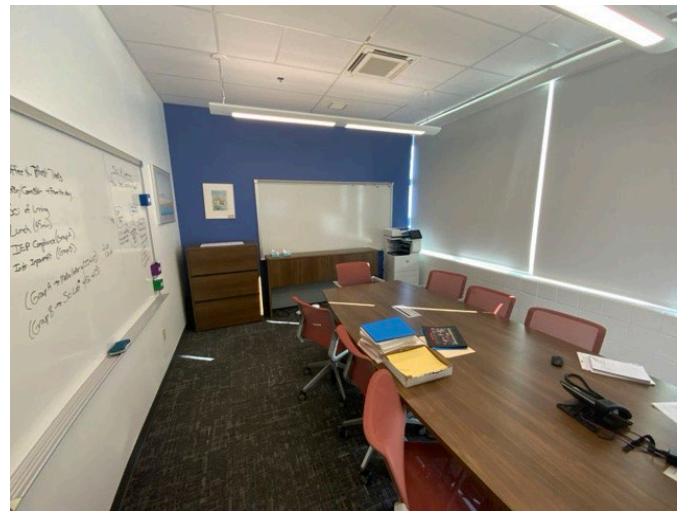
7 - MAIN ENTRANCE



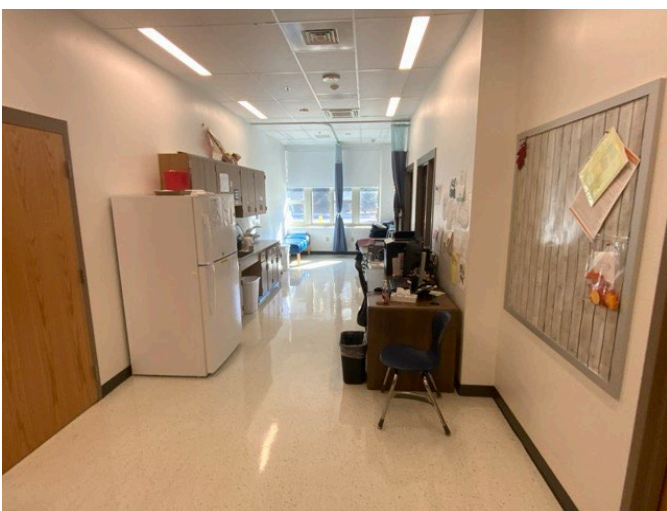
8 - MAIN OFFICE



9 - OFFICES



10 - CONFERENCE ROOM



11 - HEALTH SUITE



12 - STAFF LOUNGE

Photographic Overview



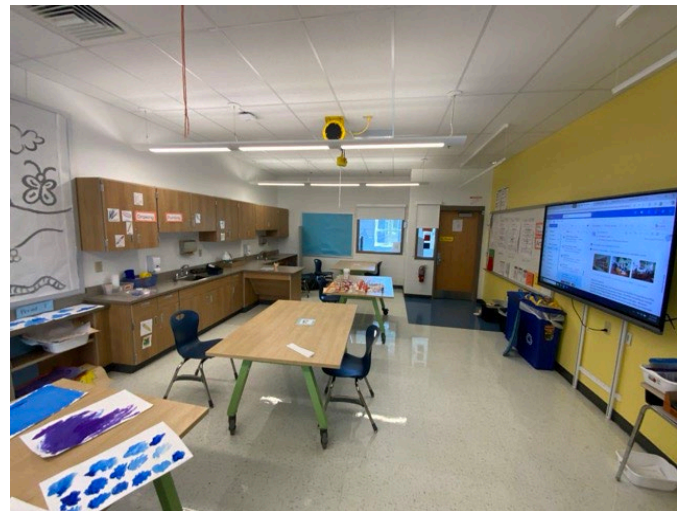
13 - GENERAL HALLWAY



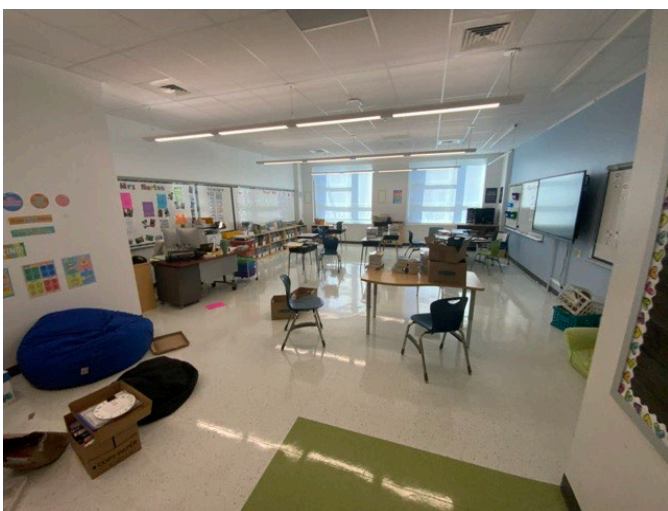
14 - GENERAL CLASSROOM



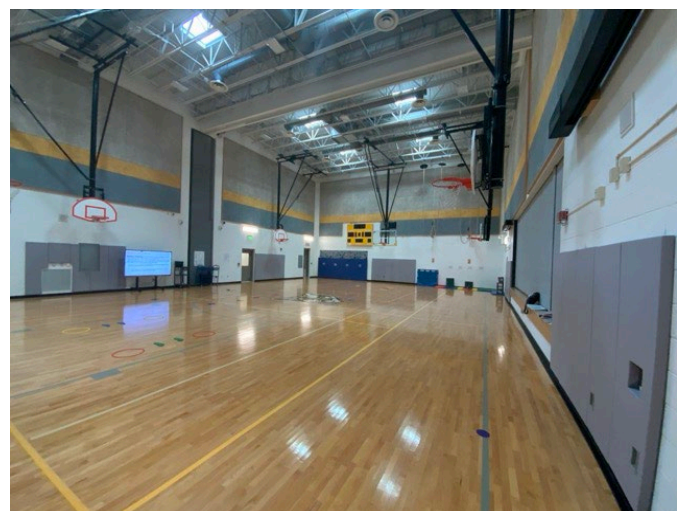
15 - SCIENCE CLASSROOM



16 - ART CLASSROOM



17 - COMPUTER CLASSROOM



18 - GYMNASIUM

Photographic Overview



19 - STAFF RESTROOM



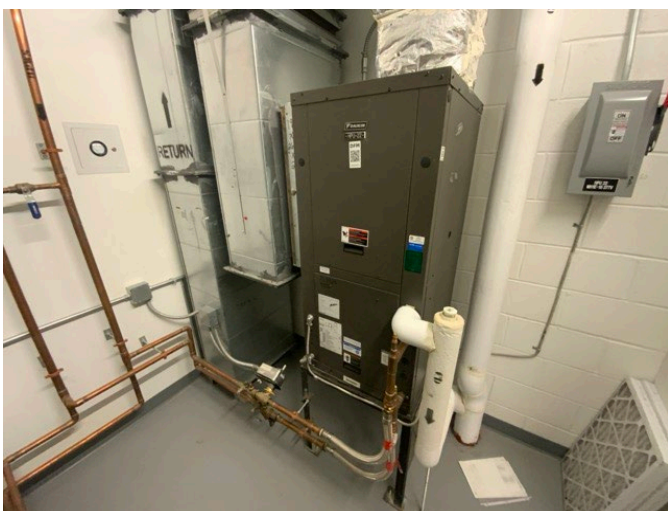
20 - GANG STYLE RESTROOM



21 - WATER HEATER



22 - BOILER ROOM



23 - HEAT PUMP



24 - REFRIGERATION CONDENSER

Photographic Overview



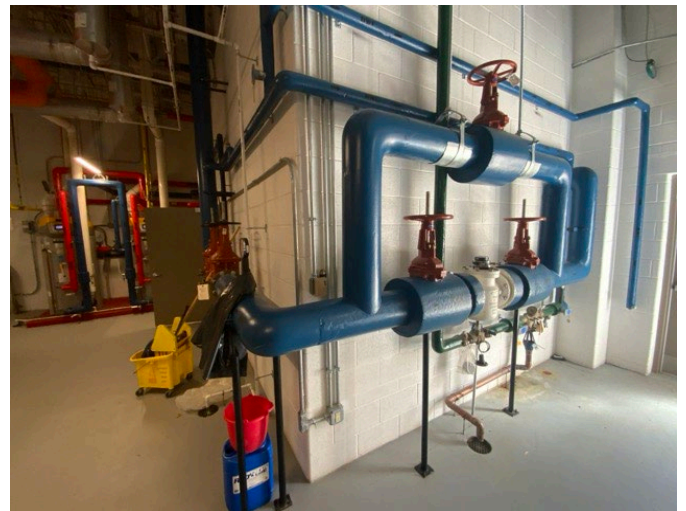
25 - COOLING TOWER



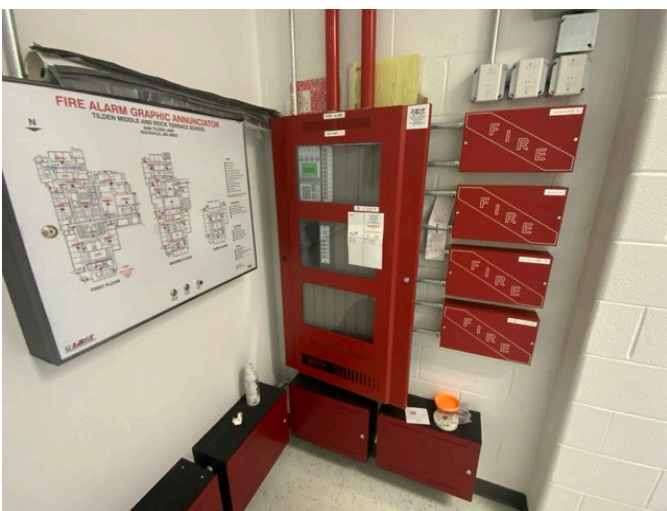
26 - VRV



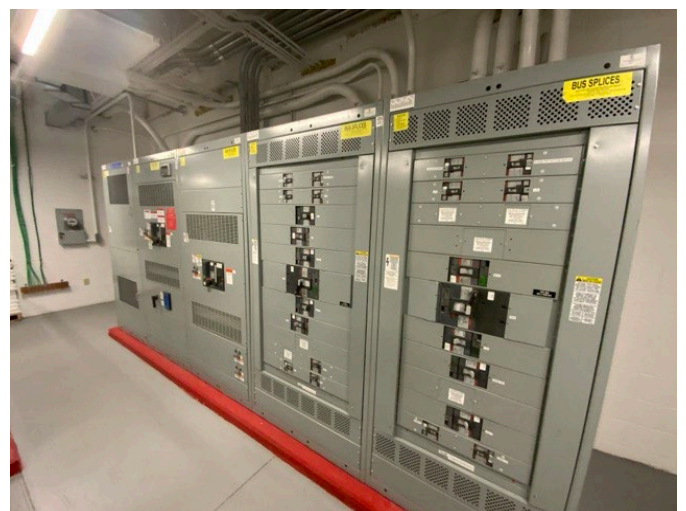
27 - ENERGY RECOVERY UNIT



28 - BACKFLOW



29 - FIRE ALARM PANEL



30 - SWITCHBOARD

Photographic Overview



31 - SOLAR POWER



32 - COURTYARD



33 - SPORTS COURTS



34 - BASKETBALL COURT



35 - PARKING LOT



36 - MAIN ENTRANCE LOOP

Appendix B:

Site Plan(s)

Site Plan

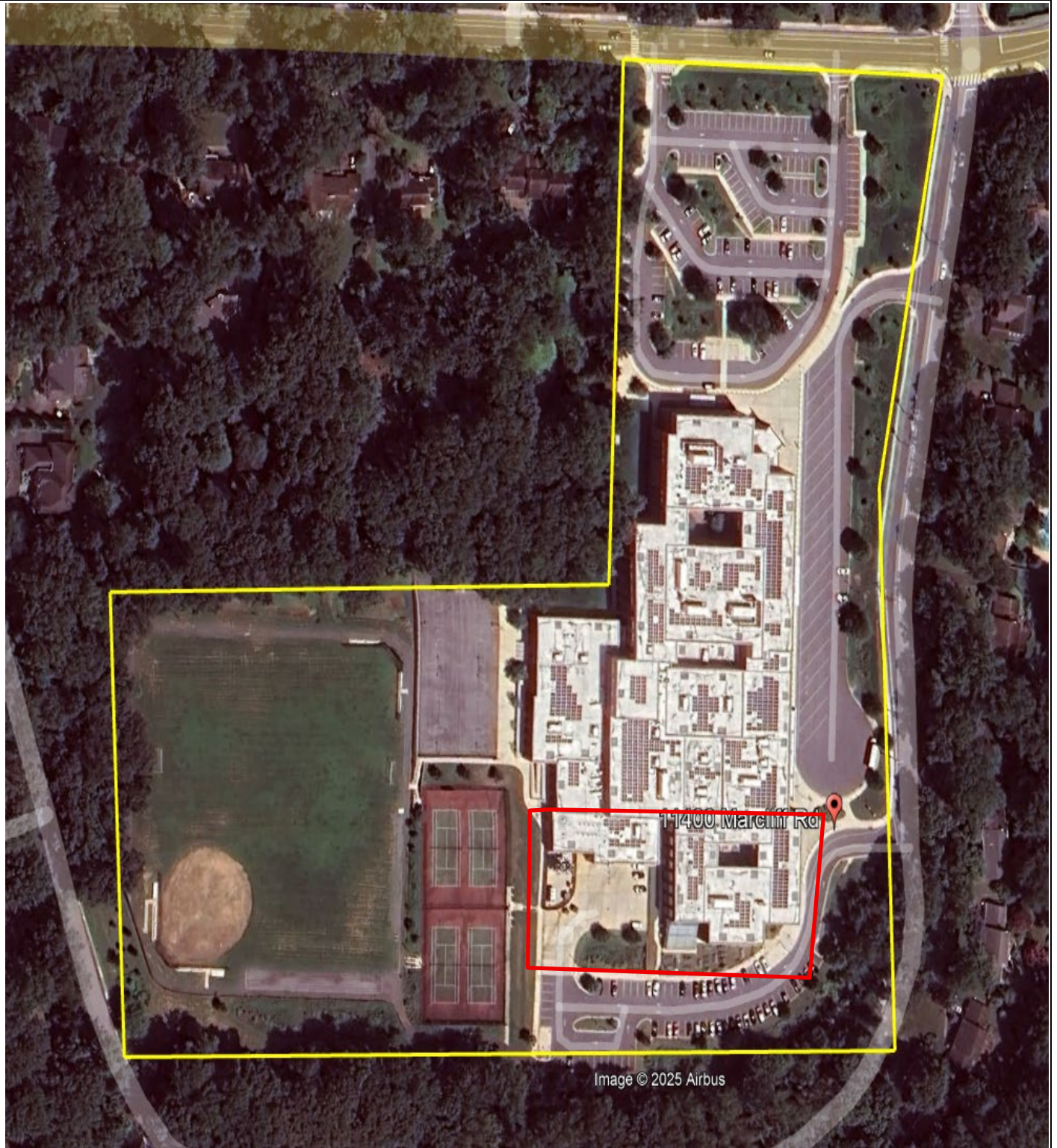




Image © 2025 Airbus

 <p>BUREAU VERITAS</p>	Project Number	Project Name	 <p>N</p>
	172559.25R000-205.354	Rock Terrace School	
	Source	On-Site Date	
	Google	October 06, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rock Terrace School

Name of person completing form: Jamal McDDley

Title / Association w/ property: Building Service Manager

Length of time associated w/ property: 4 years

Date Completed: 10/5/2025

Phone Number: _____


Method of Completion: _____

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 2020	Renovated	
2	Building size in SF	48,024	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2019	
		Roof	2019	
		Interiors	2019	
		HVAC	2019	
		Electrical	2919	
		Site Pavement	2020	
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
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			
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?					
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?					



Signature of Assessor



Signature of POC

Appendix D: Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Rock Terrace School

BV Project Number: 172559.25R000-205.354

Abbreviated Accessibility Checklist

Facility History & Interview

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

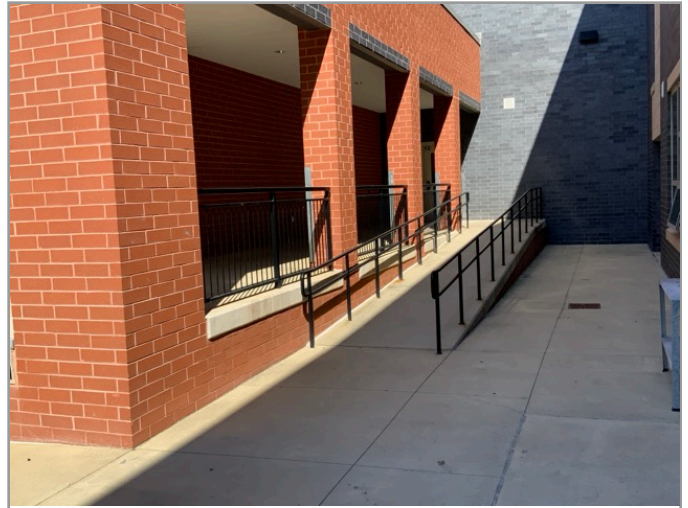
7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CAB



IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN PATH OF TRAVEL



KITCHEN OVERVIEW

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

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	✘			
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Appendix E: Component Condition Report

Component Condition Report | Rock Terrace 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	48,024 SF	70	9862945
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	48,024 SF	70	9862986
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	9,800 SF	15	9862912
B2020	Building Exterior	Good	Glazing, any type by SF	4,100 SF	25	9862938
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	12	35	9863020
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	25	9862900
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	24,500 SF	15	9862982
B3060	Roof	Good	Roof Skylight, per SF of glazing	1,000 SF	25	9863042
B3060	Roof	Good	Roof Hatch, Metal	1	25	9862870
Interiors						
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core Commercial	48	35	9863011
C1030	Throughout Building	Good	Interior Door, Steel, Standard	11	35	9862936
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	36,000 SF	20	9863010
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	19,200 SF	35	9862978
C2010	Gymnasium	Good	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	4,800 SF	10	9862961
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	72,000 SF	5	9862928
C2030	Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	2,400 SF	5	9862905
C2030	Restrooms	Good	Flooring, Ceramic Tile	7,200 SF	35	9862990
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	28,800 SF	10	9862876
C2030	Gymnasium	Fair	Flooring, Wood, Sports, Refinish	7,200 SF	5	9863041
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	2,400 SF	5	9862903
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	12,000 SF	5	9862917
Conveying						
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Overhead Traction, 2-5 Floors, Renovate	1	30	9862883
Plumbing						
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	9862997
D2010	Boiler Room	Good	Water Heater, Gas, Commercial (200 MBH)	1	15	9862996
D2010	Restrooms	Good	Toilet, Commercial Water Closet	14	25	9862884
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	12	25	9862969

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Boiler Room	Good	Boiler, Gas, Domestic	1	20	9863028
D2010	Boiler Room	Good	Boiler, Gas, Domestic	1	20	9862909
D2010	Boiler Room	Good	Boiler, Gas, Domestic [B-2]	1	20	9862918
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	48,024 SF	35	9863055
D2010	Boiler Room	Good	Boiler, Gas, Domestic [B-1]	1	20	9863016
D2010	Throughout Building	Good	Shower, Ceramic Tile	1	25	9863018
D2010	Utility Rooms/Areas	Good	Sink/Lavatory, Service Sink, Floor	1	30	9862879
D2010	Restrooms	Good	Urinal, Standard	6	25	9863058
D2010	Boiler Room	Good	Boiler, Gas, Domestic [B-3]	1	20	9862966
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	25	9862894
HVAC						
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	15	9862923
D3020	Throughout Building	Good	Unit Heater, Hydronic	1	15	9863021
D3020	Boiler Room	Good	Unit Heater, Electric	1	15	9862925
D3020	R243	Good	Unit Heater, Electric	1	15	9862929
D3020	Boiler Room	Good	Heat Exchanger, Plate & Frame, HVAC	1	30	9862921
D3030	R118	Good	Heat Pump, Water Source 2 TON	1	15	9863001
D3030	R221	Good	Heat Pump, Water Source 2 TON	1	15	9862874
D3030	R118	Good	Heat Pump, Water Source 2 TON [HPU-23]	1	15	9862983
D3030	R253	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	1	10	9862910
D3030	Roof	Good	Heat Pump, Variable Refrigerant Volume (VRV), 10 TON [VR-4]	1	10	9862955
D3030	Boiler Room	Good	Heat Pump, Water Source 1 TON	1	15	9862933
D3030	R221	Good	Heat Pump, Water Source 2.5 TON	1	15	9863032
D3030	Building exterior	Good	Cooling Tower, (Typical) Open Circuit	1	20	9862944
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-15]	1	10	9862995
D3030	R208	Good	Heat Pump, Water Source 2 TON	1	15	9862998
D3030	R188	Good	Heat Pump, Water Source 5.5 TON	1	15	9863022
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-12]	1	10	9862926
D3030	R214	Good	Heat Pump, Water Source 2 TON	1	15	9862882
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	9863025
D3030	Roof	Good	Split System Ductless, Single Zone, Condenser & Evaporator [DSS-14]	1	10	9862980
D3030	R136	Good	Heat Pump, Water Source .5 TON	1	15	9863029
D3030	Building exterior	Good	Cooling Tower, (Typical) Open Circuit	1	20	9862911

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-21]	1	10	9862940
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-17]	1	10	9862957
D3030	R117	Good	Heat Pump, Water Source, .5 TON	1	15	9862906
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-10]	1	10	9862984
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-3]	1	10	9862976
D3030	R128	Good	Heat Pump, Water Source 2 TON	1	15	9862890
D3030	R202	Good	Heat Pump, Water Source 2 TON	1	15	9862881
D3030	R221	Good	Heat Pump, Water Source 2 TON	1	15	9863005
D3030	R236	Good	Heat Pump, Water Source 2 TON	1	15	9862902
D3030	R208	Good	Heat Pump, Water Source 2 TON	1	15	9862975
D3030	Boiler Room	Good	Heat Pump, Water Source 4 TON [HPU-27]	1	15	9863047
D3030	R202	Good	Heat Pump, Water Source 1.5 TON	1	15	9862953
D3030	R222	Good	Heat Pump, Water Source 2.5 TON	1	15	9862964
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-13]	1	10	9862994
D3030	R128	Good	Heat Pump, Water Source 2 TON	1	15	9862958
D3030	R222	Good	Heat Pump, Water Source 2 TON	1	15	9862886
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV)	1	10	9862979
D3030	R110	Good	Heat Pump, Water Source 2 TON	1	15	9862959
D3030	R251	Good	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON	1	10	9863015
D3030	R117	Good	Heat Pump, Water Source 2 TON	1	15	9862922
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	9863040
D3030	Roof	Good	Split System Ductless, Single Zone [DSS-23]	1	10	9863059
D3030	Roof	Good	Heat Pump, Var Refrig Vol (VRV) [VR-5]	1	10	9863051
D3030	R136	Good	Heat Pump, Water Source 1.5 TON	1	15	9863003
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9862915
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	48,024 SF	25	9862948
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-9]	1	15	9863052
D3050	Throughout Building	Good	HVAC System, Ductwork w/ VAV/FCU, Medium Density	48,024 SF	25	9862991
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-10]	1	15	9862932
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-7]	1	15	9862871
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-6]	1	15	9862924
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9863026
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-8]	1	15	9862972

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-12]	1	15	9862965
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9862895
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	48,024 SF	35	9862888
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9863044
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9863009
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-11]	1	15	9862916
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-5]	1	15	9863013
D3050	Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water	1	20	9863027
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-6]	1	15	9862872
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-8]	1	15	9863043
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHPU-13]	1	15	9862946
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-40]	1	15	9862927
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-29]	1	15	9863054
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [DOAS-5]	1	15	9862877
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-28]	1	15	9862901
D3060	Roof	Fair	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [DOAS-9]	1	15	9863031
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-19]	1	15	9863023
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-14]	1	15	9862869
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-20]	1	15	9862970
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-06]	1	15	9862873
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 16" Damper [EF-18]	1	15	9863046
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-26]	1	15	9862896
D3060	Roof	Good	Air Handler, Outside Air Intake Energy Recovery Unit (ERU) [DOAS-7]	1	15	9863034
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-39]	1	15	9863057
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-05]	1	15	9862954
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [EF-13]	1	15	9862951
Fire Protection						
D4010	Fire Alarm Room	Good	Supplemental Components, Fire Jockey Pump	1	15	9863049
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	48,024 SF	20	9863035
D4010	Fire Alarm Room	Good	Supplemental Components, Fire Pump Controller	1	15	9862943
D4010	Fire Alarm Room	Good	Pump, Fire Suppression	1	20	9863048
Electrical						
D5010	176A	Good	Automatic Transfer Switch, ATS	1	20	9862889

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Roof	Good	Solar Power, Photovoltaic (PV) Panel, 24 SF	200	18	9862952
D5010	176A	Good	Automatic Transfer Switch, ATS	1	20	9862913
D5010	Building exterior	Good	Generator, Diesel	1	20	9862931
D5020	176	Good	Distribution Panel, 120/208 V	1	25	9863053
D5020	R134	Good	Secondary Transformer, Dry, Stepdown	1	25	9862973
D5020	R230	Good	Secondary Transformer, Dry, Stepdown	1	25	9862977
D5020	176	Good	Secondary Transformer, Dry, Stepdown	1	25	9862880
D5020	176	Good	Switchboard, 277/480 V	1	35	9862904
D5020	176	Good	Distribution Panel, 277/480 V	1	25	9863007
D5020	R134	Good	Secondary Transformer, Dry, Stepdown	1	25	9862989
D5020	R134	Good	Secondary Transformer, Dry, Stepdown	1	25	9863004
D5020	176	Good	Secondary Transformer, Dry, Stepdown	1	25	9862930
D5020	R230	Good	Secondary Transformer, Dry, Stepdown	1	25	9863050
D5020	R230	Good	Secondary Transformer, Dry, Stepdown	1	25	9862907
D5020	176A	Good	Distribution Panel, 120/208 V	1	25	9863002
D5020	176	Good	Secondary Transformer, Dry, Stepdown	1	25	9862878
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-3]	1	15	9862898
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-4]	1	15	9862960
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-2]	1	15	9863024
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-1]	1	15	9862868
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-6]	1	15	9862950
D5030	Throughout Building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	48,024 SF	35	9862941
D5030	Boiler Room	Good	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install [VFD-P-5]	1	15	9863019
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	48,024 SF	15	9863012
D5040	Gymnasium	Good	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	15	15	9863056
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	48,024 SF	5	9863006
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	48,024 SF	15	9862919
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	48,024 SF	10	9862947
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	48,024 SF	15	9863008
Equipment & Furnishings						
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	1 LF	15	9862899
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	10	9862987

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	9862893
E1030	Culinary	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	9862981
E1030	Culinary	Good	Foodservice Equipment, Mixer, Tabletop	1	15	9862985
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9862968
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	9862935
E1030	Commercial Kitchen	Fair	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	15	9862971
E1030	Culinary	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9862885
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	9862937
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	15	9862942
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	9862891
E1030	Culinary	Good	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	10	9863017
E1030	Culinary	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	9863030
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9862988
E1030	Culinary	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	9862962
E1030	Culinary	Good	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	10	9863014
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9862914
E1030	Commercial Kitchen	Good	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	9863033
E1030	Culinary	Good	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	25	9863000
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	9863039
E1030	Culinary	Fair	Foodservice Equipment, Icemaker, Freestanding	1	10	9863036
E1030	Culinary	Good	Foodservice Equipment, Refrigerator, 4-Door Reach-In	1	10	9862887
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	9862967
E1030	Culinary	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	9862897
E1030	Culinary	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	9862974
E1030	Culinary	Good	Foodservice Equipment, Range/Oven, 4-Burner	1	10	9862920
E1030	Commercial Kitchen	Good	Commercial Kitchen Line, Serving/Warming Equipment	4 LF	15	9862892
E1030	Culinary	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	9862939
E1030	Culinary	Good	Foodservice Equipment, Convection Oven, Single	1	5	9862934
E1030	Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	10	9862963
E1030	Commercial Kitchen	Good	Foodservice Equipment, Convection Oven, Single	1	5	9862908
E1030	Commercial Kitchen	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	10	9863045
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	9862992
E1030	Culinary	Good	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4)	1	10	9862999

Component Condition Report | Rock Terrace School / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Classrooms Science	Good	Laboratory Equipment, Sink, 1-Bowl	16	25	9862949
E1060	R114 Laundry	Good	Residential Appliances, Clothes Dryer	1	10	9863038
E1060	R114 Laundry	Good	Residential Appliances, Washer	1	10	9863037
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed	6	25	9862956
E1070	Gymnasium	Good	Gym Scoreboard, Electronic Basic	1	25	9862875

Component Condition Report | Rock Terrace School

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020		Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,600 SF	20	9883419

Component Condition Report | Rock Terrace 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	21,600 SF	3	9862866
Athletic, Recreational & Playfield Areas						
G2050	Site Playground Areas	Good	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	20	9862861
G2050	Site Sports Fields & Courts	Good	Sports Apparatus, Soccer, Regulation Goal	2	15	9862858
G2050	Site Sports Fields & Courts	Fair	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	25,619 SF	5	9862859
Sitework						
G2060	Site General	Good	Park Bench, Wood/Composite/Fiberglass	4	15	9862867
G2060	Site General	Good	Signage, Property, Monument, Replace/Install	1	15	9862862
G2060	Site General	Good	Retaining Wall, Brick/Stone	75 SF	35	9862864
G2060	Site Sports Fields & Courts	Good	Fences & Gates, Fence, Chain Link 8'	1,025 LF	35	9862863
G2060	Site General	Good	Fences & Gates, Fence, Chain Link 4'	165 LF	35	9862860
G2060	Site General	Good	Picnic Table, Wood/Composite/Fiberglass	4	15	9862857
G4050	Site Parking Areas	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	15	9862865

Appendix F: Replacement Reserves

Replacement Reserves Report



10/30/2025

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	
Rock Terrace School	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,542	\$136,542
Rock Terrace School / Main Building	\$0	\$0	\$0	\$0	\$0	\$300,850	\$0	\$0	\$0	\$0	\$808,699	\$0	\$0	\$0	\$0	\$2,670,941	\$0	\$0	\$612,876	\$0	\$978,164	\$5,371,529	
Rock Terrace School / Site	\$0	\$0	\$0	\$10,621	\$0	\$44,549	\$0	\$0	\$12,313	\$0	\$0	\$0	\$0	\$14,274	\$0	\$132,160	\$0	\$0	\$16,548	\$0	\$85,790	\$316,256	
Grand Total	\$0	\$0	\$0	\$10,621	\$0	\$345,399	\$0	\$0	\$12,313	\$0	\$808,699	\$0	\$0	\$14,274	\$0	\$2,803,101	\$0	\$0	\$629,424	\$0	\$1,200,496	\$5,824,327	

Rock Terrace School

Uniform 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												
G2020	Rock Terrace School	9883419		Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	21600	SF	\$3.50	\$75,600																					\$75,600	\$75,600												
Totals, Unescalated												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,600	\$75,600	
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136,542	\$136,542

Rock Terrace School / Main Building

Uniform 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		
B2010	Building Exterior	9862912		Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	5	15	9800	SF	\$1.86	\$18,228																						\$18,228	\$18,228	
B3010	Roof	9862982		Roofing, Modified Bitumen, Replace	20	5	15	24500	SF	\$10.00	\$245,000																							\$245,000	\$245,000
C1070	Throughout Building	9863010		Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	36000	SF	\$3.50	\$126,000																							\$126,000	\$126,000
C2010	Gymnasium	9862961		Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	5	10	4800	SF	\$16.80	\$80,640															\$80,640									\$80,640
C2010	Throughout Building	9862928		Wall Finishes, any surface, Prep & Paint	10	5	5	72000	SF	\$1.50	\$108,000																							\$108,000	\$216,000
C2030	Throughout Building	9862905		Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	2400	SF	\$1.50	\$3,600																							\$3,600	\$7,200
C2030	Throughout Building	9862876		Flooring, Vinyl Tile (VCT), Replace	15	5	10	28800	SF	\$5.00	\$144,000															\$144,000									\$144,000
C2030	Throughout Building	9862903		Flooring, Carpet, Commercial Standard, Replace	10	5	5	2400	SF	\$7.50	\$18,000																							\$18,000	\$36,000
C2030	Gymnasium	9863041		Flooring, Wood, Sports, Refinish	10	5	5	7200	SF	\$5.00	\$36,000																							\$36,000	\$72,000
C2050	Gymnasium	9862917		Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	12000	SF	\$2.50	\$30,000																							\$30,000	\$60,000
D2010	Boiler Room	9862997		Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	\$16,600.00	\$16,600																							\$16,600	\$16,600
D2010	Boiler Room	9862996		Water Heater, Gas, Commercial (200 MBH), Replace	20	5	15	1	EA	\$16,600.00	\$16,600																							\$16,600	\$16,600
D2010	Boiler Room	9863028		Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D2010	Boiler Room	9862909		Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D2010	Boiler Room	9862918		Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D2010	Boiler Room	9863016		Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D2010	Boiler Room	9862966		Boiler, Gas, Domestic, Replace	25	5	20	1	EA	\$22,500.00	\$22,500																							\$22,500	\$22,500
D3020	Throughout Building	9862923		Unit Heater, Hydronic, Replace	20	5	15	1	EA	\$1,100.00	\$1,100																							\$1,100	\$1,100
D3020	Throughout Building	9863021		Unit Heater, Hydronic, Replace	20	5	15	1	EA	\$1,100.00	\$1,100																							\$1,100	\$1,100
D3020	Boiler Room	9862925		Unit Heater, Electric, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																							\$1,800	\$1,800
D3020	R243	9862929		Unit Heater, Electric, Replace	20	5	15	1	EA	\$1,800.00	\$1,800																							\$1,800	\$1,800
D3030	Building exterior	9862944		Cooling Tower, (Typical) Open Circuit, Replace	25	5	20	1	EA	\$46,700.00	\$46,700																							\$46,700	\$46,700
D3030	Building exterior	9862911		Cooling Tower, (Typical) Open Circuit, Replace	25	5	20	1	EA	\$46,700.00	\$46,700																							\$46,700	\$46,700
D3030	R253	9862910		Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	5	10	1	EA	\$4,830.00	\$4,830															\$4,830								\$4,830	\$4,830
D3030	Roof	9862955		Heat Pump, Variable Refrigerant Volume (VRV), 10 TON, Replace	15	5	10	1	EA	\$44,000.00	\$44,000															\$44,000								\$44,000	\$44,000
D3030	Roof	9862995		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800															\$4,800								\$4,800	\$4,800
D3030	Roof	9862926		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800															\$4,800								\$4,800	\$4,800
D3030	Roof	9863025		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800															\$4,800								\$4,800	\$4,800
D3030	Roof	9862980		Split System Ductless, Single Zone, Condenser & Evaporator, Replace	15	5	10	1	EA	\$6,100.00	\$6,100															\$6,100								\$6,100	\$6,100
D3030	Roof	9862940		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$3,500.00	\$3,500															\$3,500								\$3,500	\$3,500
D3030	Roof	9862957		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800															\$4,800								\$4,800	\$4,800
D3030	Roof	9862984		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$3,500.00	\$3,500															\$3,500								\$3,500	\$3,500
D3030	Roof	9862976		Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800															\$4,800								\$4,800	\$4,800

Replacement Reserves Report



10/30/2025

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
D3030	Roof	9862994	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$3,500.00	\$3,500											\$3,500											\$3,500
D3030	Roof	9862979	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$33,000.00	\$33,000											\$33,000											\$33,000
D3030	R251	9863015	Fan Coil Cassette, Variable Refrigerant Volume (VRV) Interior Unit, 3 to 4 TON, Replace	15	5	10	1	EA	\$4,830.00	\$4,830											\$4,830											\$4,830
D3030	Roof	9863040	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800											\$4,800											\$4,800
D3030	Roof	9863059	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	\$4,800.00	\$4,800											\$4,800											\$4,800
D3030	Roof	9863051	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	\$33,000.00	\$33,000											\$33,000											\$33,000
D3030	R118	9863001	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R221	9862874	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R118	9862983	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	Boiler Room	9862933	Heat Pump, Water Source 1 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R221	9863032	Heat Pump, Water Source 2.5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R208	9862998	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R188	9863022	Heat Pump, Water Source 5.5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R214	9862882	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R136	9863029	Heat Pump, Water Source .5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R117	9862906	Heat Pump, Water Source, .5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R128	9862890	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R202	9862881	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R221	9863005	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R236	9862902	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R208	9862975	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	Boiler Room	9863047	Heat Pump, Water Source 4 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R202	9862953	Heat Pump, Water Source 1.5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R222	9862964	Heat Pump, Water Source 2.5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R128	9862958	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R222	9862886	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R110	9862959	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R117	9862922	Heat Pump, Water Source 2 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3030	R136	9863003	Heat Pump, Water Source 1.5 TON, Replace	20	5	15	1	EA	\$5,900.00	\$5,900																\$5,900						\$5,900
D3050	Boiler Room	9862915	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Boiler Room	9863026	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Boiler Room	9862895	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Boiler Room	9863044	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Boiler Room	9863009	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Boiler Room	9863027	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	5	20	1	EA	\$6,800.00	\$6,800																					\$6,800	\$6,800
D3050	Roof	9863052	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000						\$30,000
D3050	Roof	9862932	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9862871	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9862924	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9862972	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000						\$25,000
D3050	Roof	9862965	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9862916	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9863013	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$40,000.00	\$40,000																\$40,000						\$40,000
D3050	Roof	9862872	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$20,000.00	\$20,000																\$20,000						\$20,000
D3050	Roof	9863043	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000						\$25,000
D3050	Roof	9862946	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	\$30,000.00	\$30,000																\$30,000						\$30,000

Replacement Reserves Report



10/30/2025

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				
D3060	Roof	9862927	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	5	15	1	EA	\$2,400.00	\$2,400																					\$2,400	\$2,400				
D3060	Roof	9863054	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																						\$1,400	\$1,400			
D3060	Roof	9862901	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																							\$1,400	\$1,400		
D3060	Roof	9863023	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	5	15	1	EA	\$2,400.00	\$2,400																							\$2,400	\$2,400		
D3060	Roof	9862869	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400	
D3060	Roof	9862970	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	5	15	1	EA	\$2,400.00	\$2,400																								\$2,400	\$2,400	
D3060	Roof	9862873	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	5	15	1	EA	\$2,400.00	\$2,400																								\$2,400	\$2,400	
D3060	Roof	9863046	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	5	15	1	EA	\$2,400.00	\$2,400																								\$2,400	\$2,400	
D3060	Roof	9862896	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400	
D3060	Roof	9863057	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400	
D3060	Roof	9862954	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400	
D3060	Roof	9862951	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	\$1,400.00	\$1,400																								\$1,400	\$1,400	
D3060	Roof	9862877	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	5	15	1	EA	\$33,000.00	\$33,000																								\$33,000	\$33,000	
D3060	Roof	9863031	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	5	15	1	EA	\$33,000.00	\$33,000																								\$33,000	\$33,000	
D3060	Roof	9863034	Air Handler, Outside Air Intake Energy Recovery Unit (ERU), Replace	20	5	15	1	EA	\$33,000.00	\$33,000																								\$33,000	\$33,000	
D4010	Fire Alarm Room	9863049	Supplemental Components, Fire Jockey Pump, Replace	20	5	15	1	EA	\$800.00	\$800																								\$800	\$800	
D4010	Fire Alarm Room	9862943	Supplemental Components, Fire Pump Controller, Replace	20	5	15	1	EA	\$17,800.00	\$17,800																								\$17,800	\$17,800	
D4010	Throughout Building	9863035	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	48024	SF	\$1.07	\$51,386																								\$51,386	\$51,386	
D4010	Fire Alarm Room	9863048	Pump, Fire Suppression, Replace	25	5	20	1	EA	\$7,500.00	\$7,500																								\$7,500	\$7,500	
D5010	Building exterior	9862931	Generator, Diesel, Replace	25	5	20	1	EA	\$86,000.00	\$86,000																								\$86,000	\$86,000	
D5010	Roof	9862952	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	2	18	200	EA	\$1,800.00	\$360,000																								\$360,000	\$360,000	
D5010	176A	9862889	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	\$12,000.00	\$12,000																								\$12,000	\$12,000	
D5010	176A	9862913	Automatic Transfer Switch, ATS, Replace	25	5	20	1	EA	\$12,000.00	\$12,000																								\$12,000	\$12,000	
D5030	Boiler Room	9862898	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5030	Boiler Room	9862960	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5030	Boiler Room	9863024	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5030	Boiler Room	9862868	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5030	Boiler Room	9862950	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5030	Boiler Room	9863019	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	5	15	1	EA	\$6,200.00	\$6,200																								\$6,200	\$6,200	
D5040	Throughout Building	9863006	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	48024	SF	\$0.65	\$31,216						\$31,216																		\$31,216	\$62,431	
D5040	Throughout Building	9863012	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	48024	SF	\$5.00	\$240,120																								\$240,120	\$240,120	
D5040	Gymnasium	9863056	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W, Replace	20	5	15	15	EA	\$1,700.00	\$25,500																								\$25,500	\$25,500	
D6060	Throughout Building	9862919	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	48024	SF	\$1.65	\$79,240																								\$79,240	\$79,240	
D7030	Throughout Building	9862947	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	48024	SF	\$2.00	\$96,048												\$96,048												\$96,048	\$96,048	
D7050	Throughout Building	9863008	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	48024	SF	\$3.00	\$144,072																								\$144,072	\$144,072	
E1030	Culinary	9862939	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	\$21,500.00	\$21,500						\$21,500																		\$21,500	\$43,000	
E1030	Culinary	9862934	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	9862908	Foodservice Equipment, Convection Oven, Single, Replace	10	5	5	1	EA	\$5,600.00	\$5,600						\$5,600																		\$5,600	\$11,200	
E1030	Roof	9862987	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$6,300.00	\$6,300												\$6,300													\$6,300	\$6,300
E1030	Culinary	9862981	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	\$4,600.00	\$4,600												\$4,600													\$4,600	\$4,600
E1030	Commercial Kitchen	9862968	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700												\$1,700													\$1,700	\$1,700
E1030	Commercial Kitchen	9862935	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600												\$3,600													\$3,600	\$3,600
E1030	Culinary	9862885	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700												\$1,700													\$1,700	\$1,700
E1030	Commercial Kitchen	9862937	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	\$5,700.00	\$5,700												\$5,700													\$5,700	\$5,700
E1030	Commercial Kitchen	9862891	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	\$5,700.00	\$5,700												\$5,700													\$5,700	\$5,700
E1030	Culinary	9863017	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	5	10	1	EA	\$7,300.00	\$7,300																										



BUREAU
VERITAS

Replacement Reserves Report

10/30/2025

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	9863030	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	\$5,700.00	\$5,700											\$5,700										\$5,700	
E1030	Commercial Kitchen	9862988	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700											\$1,700										\$1,700	
E1030	Culinary	9862962	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500										\$4,500	
E1030	Culinary	9863014	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	5	10	1	EA	\$7,300.00	\$7,300											\$7,300										\$7,300	
E1030	Commercial Kitchen	9862914	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	\$1,700.00	\$1,700											\$1,700										\$1,700	
E1030	Commercial Kitchen	9863033	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500										\$4,500	
E1030	Culinary	9863036	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	\$6,700.00	\$6,700											\$6,700										\$6,700	
E1030	Culinary	9862887	Foodservice Equipment, Refrigerator, 4-Door Reach-In, Replace	15	5	10	1	EA	\$7,300.00	\$7,300											\$7,300										\$7,300	
E1030	Culinary	9862897	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500										\$4,500	
E1030	Culinary	9862974	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500										\$4,500	
E1030	Culinary	9862920	Foodservice Equipment, Range/Oven, 4-Burner, Replace	15	5	10	1	EA	\$4,500.00	\$4,500											\$4,500										\$4,500	
E1030	Roof	9862963	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$6,300.00	\$6,300											\$6,300										\$6,300	
E1030	Commercial Kitchen	9863045	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	5	10	1	EA	\$4,600.00	\$4,600											\$4,600										\$4,600	
E1030	Commercial Kitchen	9862992	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	\$3,600.00	\$3,600											\$3,600										\$3,600	
E1030	Culinary	9862999	Foodservice Equipment, Food Warmer, Tabletop Drawers (Set of 4), Replace	15	5	10	1	EA	\$5,700.00	\$5,700											\$5,700										\$5,700	
E1030	Commercial Kitchen	9862899	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	5	15	1	LF	\$1,000.00	\$1,000																\$1,000					\$1,000	
E1030	Commercial Kitchen	9862893	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000					\$25,000	
E1030	Culinary	9862985	Foodservice Equipment, Mixer, Tabletop, Replace	20	5	15	1	EA	\$3,400.00	\$3,400																\$3,400					\$3,400	
E1030	Commercial Kitchen	9862971	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	5	15	4	LF	\$1,000.00	\$4,000																\$4,000					\$4,000	
E1030	Commercial Kitchen	9862942	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	5	15	4	LF	\$1,000.00	\$4,000																\$4,000					\$4,000	
E1030	Commercial Kitchen	9863039	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	\$15,000.00	\$15,000																\$15,000					\$15,000	
E1030	Commercial Kitchen	9862967	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	\$25,000.00	\$25,000																\$25,000					\$25,000	
E1030	Commercial Kitchen	9862892	Commercial Kitchen Line, Serving/Warming Equipment, Replace	20	5	15	4	LF	\$1,000.00	\$4,000																\$4,000					\$4,000	
E1060	R114 Laundry	9863038	Residential Appliances, Clothes Dryer, Replace	15	5	10	1	EA	\$650.00	\$650											\$650										\$650	
E1060	R114 Laundry	9863037	Residential Appliances, Washer, Replace	15	5	10	1	EA	\$850.00	\$850											\$850										\$850	
Totals, Unescalated											\$0	\$0	\$0	\$0	\$0	\$259,516	\$0	\$0	\$0	\$0	\$601,748	\$0	\$0	\$0	\$0	\$1,714,375	\$0	\$0	\$360,000	\$0	\$541,586	\$3,477,224
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$0	\$0	\$300,850	\$0	\$0	\$0	\$0	\$808,699	\$0	\$0	\$0	\$0	\$2,670,941	\$0	\$0	\$612,876	\$0	\$978,164	\$5,371,529

Rock Terrace 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
G2020	Site Parking Areas	9862866	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	21600	SF	\$0.45	\$9,720				\$9,720						\$9,720												\$9,720
G2050	Site Sports Fields & Courts	9862859	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	5	5	25619	SF	\$1.50	\$38,429						\$38,429											\$38,429					\$38,429
G2050	Site Sports Fields & Courts	9862858	Sports Apparatus, Soccer, Regulation Goal, Replace	20	5	15	2	EA	\$2,500.00	\$5,000																\$5,000					\$5,000	
G2050	Site Playground Areas	9862861	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	5	20	10	EA	\$4,750.00	\$47,500																			\$47,500		\$47,500	
G2060	Site General	9862867	Park Bench, Wood/Composite/Fiberglass, Replace	20	5	15	4	EA	\$600.00	\$2,400																\$2,400					\$2,400	
G2060	Site General	9862857	Picnic Table, Wood/Composite/Fiberglass, Replace	20	5	15	4	EA	\$600.00	\$2,400																\$2,400					\$2,400	
G2060	Site General	9862862	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	\$3,000.00	\$3,000																\$3,000					\$3,000	
G4050	Site Parking Areas	9862865	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	8	EA	\$4,200.00	\$33,600																\$33,600					\$33,600	
Totals, Unescalated											\$0	\$0	\$0	\$9,720	\$0	\$38,429	\$0	\$0	\$9,720	\$0	\$0	\$0	\$0	\$9,720	\$0	\$84,829	\$0	\$0	\$9,720	\$0	\$47,500	\$209,637
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$10,621	\$0	\$44,549	\$0	\$0	\$12,313	\$0	\$0	\$0	\$0	\$14,274	\$0	\$132,160	\$0	\$0	\$16,548	\$0	\$85,790	\$316,256

* 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	9862883	D1010	Passenger Elevator	Overhead Traction, 2-5 Floors	2500 LB	Rock Terrace School / Main Building	Elevator Shafts/Utility	Siemens	NA	NA	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9863028	D2010	Boiler	Gas, Domestic	500 MBH	Rock Terrace School / Main Building	Boiler Room	Riello	Inaccessible	Inaccessible	2020		
2	9862909	D2010	Boiler	Gas, Domestic	500 MBH	Rock Terrace School / Main Building	Boiler Room	Riello	Inaccessible	Inaccessible	2020		
3	9863016	D2010	Boiler [B-1]	Gas, Domestic	500 MBH	Rock Terrace School / Main Building	Boiler Room	Riello	Inaccessible	Inaccessible	2020		
4	9862918	D2010	Boiler [B-2]	Gas, Domestic	500 MBH	Rock Terrace School / Main Building	Boiler Room	Riello	Inaccessible	Inaccessible	2020		
5	9862966	D2010	Boiler [B-3]	Gas, Domestic	500 MBH	Rock Terrace School / Main Building	Boiler Room	Riello	Inaccessible	Inaccessible	2020		
6	9862997	D2010	Water Heater	Gas, Commercial (200 MBH)	119 GAL	Rock Terrace School / Main Building	Boiler Room	A. O. Smith	BTH-500A 300	1720106198937	2020		
7	9862996	D2010	Water Heater	Gas, Commercial (200 MBH)	119 GAL	Rock Terrace School / Main Building	Boiler Room	A. O. Smith	BTH-599A 300	1927115510319	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9862921	D3020	Heat Exchanger	Plate & Frame, HVAC	260 GPM	Rock Terrace School / Main Building	Boiler Room	Alfa Laval	A03-F6	30120-89115	2020		
2	9862925	D3020	Unit Heater	Electric	3 KW	Rock Terrace School / Main Building	Boiler Room	Marley	HUHAA327FC	NA	2020		
3	9862929	D3020	Unit Heater	Electric	3 KW	Rock Terrace School / Main Building	R243	Berko	HUHAA327FC	NA	2020		
4	9862923	D3020	Unit Heater	Hydronic	12 MBH	Rock Terrace School / Main Building	Throughout Building	Reznor	Inaccessible	Inaccessible	2020		
5	9863021	D3020	Unit Heater	Hydronic	12 MBH	Rock Terrace School / Main Building	Throughout Building	Reznor	Inaccessible	Inaccessible	2020		
6	9862944	D3030	Cooling Tower	(Typical) Open Circuit	200 TON	Rock Terrace School / Main Building	Building exterior	Evapco	Inaccessible	Inaccessible	2020		
7	9862911	D3030	Cooling Tower	(Typical) Open Circuit	200 TON	Rock Terrace School / Main Building	Building exterior	Evapco	Inaccessible	Inaccessible	2020		
8	9862979	D3030	Heat Pump	Var Refrig Vol (VRV)	6 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	REYQ72XAYDU	1907060393	2020		
9	9863029	D3030	Heat Pump	Water Source .5 TON	.5 Ton	Rock Terrace School / Main Building	R136	Daikin Industries	W.GS.V.009.B.1.K.WL	NA	2020		
10	9862933	D3030	Heat Pump	Water Source 1 TON	1 Ton	Rock Terrace School / Main Building	Boiler Room	Daikin Industries	W.G6.V.015.B.1.J.WL	NA	2020		
11	9862953	D3030	Heat Pump	Water Source 1.5 TON	1.5 Ton	Rock Terrace School / Main Building	R202	Daikin Industries	W.GS.V.019.B.1.K.WL	NA	2020		
12	9863003	D3030	Heat Pump	Water Source 1.5 TON	1.5 Ton	Rock Terrace School / Main Building	R136	Daikin Industries	W.GS.V.019.B.1.K.WL	NA	2020		
13	9863001	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R118	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
14	9862874	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R221	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
15	9862998	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R208	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
16	9862882	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R214	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
17	9862890	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R128	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
18	9862881	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R202	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
19	9863005	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R221	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
20	9862902	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R236	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
21	9862975	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R208	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
22	9862958	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R128	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
23	9862886	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R222	Daikin Industries	W.GT.V.026.B.1.K.WL	NA	2020		
24	9862959	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R110	Daikin Industries	W.6T.V.026.B.1.K.WL	NA	2020		
25	9862922	D3030	Heat Pump	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R117	Daikin Industries	W.6T.V.026.B.1.K.WL	NA	2020		
26	9863032	D3030	Heat Pump	Water Source 2.5 TON	2.5 Ton	Rock Terrace School / Main Building	R221	Daikin Industries	W.GT.V.032.B.1.K.WL	NA	2020		
27	9862964	D3030	Heat Pump	Water Source 2.5 TON	2.5	Rock Terrace School / Main Building	R222	Daikin Industries	W.GT.V.032.B.1.K.WL	NA	2020		
28	9863022	D3030	Heat Pump	Water Source 5.5 TON	5.5 Ton	Rock Terrace School / Main Building	R188	Daikin Industries	W.6T.V.064.B.1.K.WL	NA	2020		
29	9862906	D3030	Heat Pump	Water Source, .5 TON	.5	Rock Terrace School / Main Building	R117	Daikin Industries	W.GS.V.007.B.1.K.WL	NA	2020		
30	9862983	D3030	Heat Pump [HPU-23]	Water Source 2 TON	2 Ton	Rock Terrace School / Main Building	R118	Daikin Industries	W.GT. V.026.B.1.K.WL	NA	2020		
31	9863047	D3030	Heat Pump [HPU-27]	Water Source 4 TON	4 Ton	Rock Terrace School / Main Building	Boiler Room	Daikin Industries	G.6T.V.049.B.1.K.WL		2020		
32	9862955	D3030	Heat Pump [VR-4]	Variable Refrigerant Volume (VRV), 10 TON	10 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	REYQ120XAYDU	1904416797	2020		
33	9863051	D3030	Heat Pump [VR-5]	Var Refrig Vol (VRV)	6 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	REYQ72XAYDU	1907060395	2020		
34	9863025	D3030	Split System Ductless	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G00371	2020		
35	9863040	D3030	Split System Ductless	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G003727	2020		
36	9862984	D3030	Split System Ductless [DSS-10]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G003704	2020		
37	9862926	D3030	Split System Ductless [DSS-12]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G0037	2020		
38	9862994	D3030	Split System Ductless [DSS-13]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU8	G00372	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
39	9862980	D3030	Split System Ductless [DSS-14]	Single Zone, Condenser & Evaporator	3 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX36NMVJU	E001727	2020		
40	9862995	D3030	Split System Ductless [DSS-15]	Single Zone	1.5 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX18NMVJU	G010764	2020		
41	9862957	D3030	Split System Ductless [DSS-17]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G010545	2020		
42	9862940	D3030	Split System Ductless [DSS-21]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G042471	2020		
43	9863059	D3030	Split System Ductless [DSS-23]	Single Zone	1 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX12NMVJU	G00372	2020		
44	9862976	D3030	Split System Ductless [DSS-3]	Single Zone	1.5 TON	Rock Terrace School / Main Building	Roof	Daikin Industries	RX18NMVJU	G025336	2020		
45	9862915	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	Illegible	Illegible	2020		
46	9863026	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	Illegible	Illegible	2020		
47	9862895	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	6x5x11.5	Illegible	2020		
48	9863044	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	Illegible	Illegible	2020		
49	9863009	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	Illegible	Illegible	2020		
50	9863027	D3050	Pump	Distribution, HVAC Chilled or Condenser Water	10 HP	Rock Terrace School / Main Building	Boiler Room	Armstrong Air	6x5x11.5	Illegible	2020		
51	9862924	D3050	Packaged Unit [DOAS-6]	RTU, Pad or Roof-Mounted	9 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-009-3-0-E709-000	201917-ANCQ15669	2020		
52	9863043	D3050	Packaged Unit [DOAS-8]	RTU, Pad or Roof-Mounted	11 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-011-3-0-B701-000	201907-ANCZ15670	2020		
53	9862932	D3050	Packaged Unit [RHPU-10]	RTU, Pad or Roof-Mounted	8 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-008-3-0-B701-000	201917-ANCH15675	2020		
54	9862916	D3050	Packaged Unit [RHPU-11]	RTU, Pad or Roof-Mounted	8 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-013-3-0-B702-000	201917-ANCK15665	2020		
55	9862965	D3050	Packaged Unit [RHPU-12]	RTU, Pad or Roof-Mounted	9 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-009-3-0-B701-000	201907-ANCQ15666	2020		
56	9862946	D3050	Packaged Unit [RHPU-13]	RTU, Pad or Roof-Mounted	15 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-015-3-0-B702-000	201917-ANCL15667	2020		
57	9863013	D3050	Packaged Unit [RHPU-5]	RTU, Pad or Roof-Mounted	18 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-018-3-0-B702-000	201917-BNCN15678	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
58	9862872	D3050	Packaged Unit [RHPU-6]	RTU, Pad or Roof-Mounted	8 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-008-3-0-B701-000	201907-ANCH15673	2020		
59	9862871	D3050	Packaged Unit [RHPU-7]	RTU, Pad or Roof-Mounted	8 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-008-3-0-B701-000	201907-ANCH15674	2020		
60	9862972	D3050	Packaged Unit [RHPU-8]	RTU, Pad or Roof-Mounted	11 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-011-3-0-B701-000	201907-ANCZ15663	2020		
61	9863052	D3050	Packaged Unit [RHPU-9]	RTU, Pad or Roof-Mounted	15 TON	Rock Terrace School / Main Building	Roof	AAON, Inc.	RN-015-3-0-B702-000	201917-ANCL15664	2020		
62	9862954	D3060	Exhaust Fan [EF-05]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACEH 90C15DH	105SI 14974-00/0004902	2020		
63	9862873	D3060	Exhaust Fan [EF-06]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rock Terrace School / Main Building	Roof	Cook	135 ACE 135C15D	105SI 14974-00/0025701	2020		
64	9862951	D3060	Exhaust Fan [EF-13]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACEH 90C15DH	105SI 14974-00/0009001	2020		
65	9862869	D3060	Exhaust Fan [EF-14]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACEH 90C15DH	105SI 14974-00/0010301	2020		
66	9863046	D3060	Exhaust Fan [EF-18]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rock Terrace School / Main Building	Roof	Cook	101 ACE 101C15D	105SI 14974-00/0027001	2020		
67	9863023	D3060	Exhaust Fan [EF-19]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rock Terrace School / Main Building	Roof	Cook	150 ACE 150C13D	105SI 14974-00/0028301	2020		
68	9862970	D3060	Exhaust Fan [EF-20]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rock Terrace School / Main Building	Roof	Cook	101 ACE 135C13D	105SI 14974-00/0029601	2020		
69	9862896	D3060	Exhaust Fan [EF-26]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACEH 90C15DH	105SI 14974-00/0004905	2020		
70	9862901	D3060	Exhaust Fan [EF-28]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	135 ACRU 135R13D	105SI 14974-00/0032201	2020		
71	9863054	D3060	Exhaust Fan [EF-29]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACEH 90C15DH	105SI 14974-00/0016901	2020		
72	9863057	D3060	Exhaust Fan [EF-39]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Rock Terrace School / Main Building	Roof	Cook	90 ACH 90C15DH	105SI 14974-00/0010303	2020		
73	9862927	D3060	Exhaust Fan [EF-40]	Roof or Wall-Mounted, 16" Damper	2000 CFM	Rock Terrace School / Main Building	Roof	Cook	101 ACE 101C15D	105SI 14974-00/0020901	2020		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9863048	D4010	Pump	Fire Suppression	10 HP	Rock Terrace School / Main Building	Fire Alarm Room	Patterson	NA	FP-C181065-01	2020		
2	9863049	D4010	Supplemental Components	Fire Jockey Pump	.5 HP	Rock Terrace School / Main Building	Fire Alarm Room	WEG	Illegible	Illegible	2020		
3	9862943	D4010	Supplemental Components	Fire Pump Controller		Rock Terrace School / Main Building	Fire Alarm Room	Firetrol	FTA1930-AM20B	1929923-01RE	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9862931	D5010	Generator	Diesel	300 KW	Rock Terrace School / Main Building	Building exterior	Kohler	GM300REZXC	33D4GMGJ0002	2020		
2	9862952	D5010	Solar Power	Photovoltaic (PV) Panel, 24 SF		Rock Terrace School / Main Building	Roof				2023		200
3	9862889	D5010	Automatic Transfer Switch	ATS	200 AMP	Rock Terrace School / Main Building	176A	Kohler	NA	NA	2020		
4	9862913	D5010	Automatic Transfer Switch	ATS	200 AMP	Rock Terrace School / Main Building	176A	Kohler	NA	NA	2020		
5	9862973	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Rock Terrace School / Main Building	R134	GE	NA	NA	2020		
6	9862977	D5020	Secondary Transformer	Dry, Stepdown	30 KVA	Rock Terrace School / Main Building	R230	GE	NA	NA	2020		
7	9862880	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
8	9862989	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Rock Terrace School / Main Building	R134	GE	NA	NA	2020		
9	9863004	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Rock Terrace School / Main Building	R134	GE	NA	NA	2020		
10	9862930	D5020	Secondary Transformer	Dry, Stepdown	300 KVA	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
11	9863050	D5020	Secondary Transformer	Dry, Stepdown	45 KVA	Rock Terrace School / Main Building	R230	GE	NA	NA	2020		
12	9862907	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Rock Terrace School / Main Building	R230	GE	NA	NA	2020		
13	9862878	D5020	Secondary Transformer	Dry, Stepdown	112.5 KVA	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
14	9862904	D5020	Switchboard	277/480 V	4000 AMP	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
15	9863053	D5020	Distribution Panel	120/208 V	1200 AMP	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
16	9863002	D5020	Distribution Panel	120/208 V	400 AMP	Rock Terrace School / Main Building	176A	GE	NA	NA	2020		
17	9863007	D5020	Distribution Panel	277/480 V	400 AMP	Rock Terrace School / Main Building	176	GE	NA	NA	2020		
18	9862868	D5030	Variable Frequency Drive [VFD-P-1]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		
19	9863024	D5030	Variable Frequency Drive [VFD-P-2]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		

Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
20	9862898	D5030	Variable Frequency Drive [VFD-P-3]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		
21	9862960	D5030	Variable Frequency Drive [VFD-P-4]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		
22	9863019	D5030	Variable Frequency Drive [VFD-P-5]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		
23	9862950	D5030	Variable Frequency Drive [VFD-P-6]	VFD, by HP of Motor	7.5 HP	Rock Terrace School / Main Building	Boiler Room	ABB	No dataplate	No dataplate	2020		
24	9863056	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Rock Terrace School / Main Building	Gymnasium				2020		15

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9863000	E1030	Foodservice Equipment	Commercial Kitchen, 2-Bowl		Rock Terrace School / Main Building	Culinary				2020		
2	9862934	E1030	Foodservice Equipment	Convection Oven, Single		Rock Terrace School / Main Building	Culinary	Rational	SCCWE102G	NA	2020		
3	9862908	E1030	Foodservice Equipment	Convection Oven, Single		Rock Terrace School / Main Building	Commercial Kitchen	Rational	SCCWE102G	G12S119092776600	2020		
4	9862935	E1030	Foodservice Equipment	Dairy Cooler/Wells		Rock Terrace School / Main Building	Commercial Kitchen	Continental Refrigerator	MC3-SS-D	15981731			
5	9862992	E1030	Foodservice Equipment	Dairy Cooler/Wells		Rock Terrace School / Main Building	Commercial Kitchen	No dataplate	No dataplate	No dataplate			
6	9862939	E1030	Foodservice Equipment	Dishwasher Commercial		Rock Terrace School / Main Building	Culinary	Hobart	AM151	231216288	2020		
7	9863033	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Rock Terrace School / Main Building	Commercial Kitchen	CaptiveAire Systems	6630ND-2	NA	2020		
8	9862974	E1030	Foodservice Equipment	Exhaust Hood, 8 to 10 LF		Rock Terrace School / Main Building	Culinary	CaptiveAire Systems	6630 ND-2	NA	2020		
9	9862968	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Rock Terrace School / Main Building	Commercial Kitchen	Victory	No dataplate	No dataplate			
10	9862885	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Rock Terrace School / Main Building	Culinary	Metro	No dataplate	No dataplate	2020		
11	9862988	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Rock Terrace School / Main Building	Commercial Kitchen	Victory	No dataplate	No dataplate			
12	9862914	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Rock Terrace School / Main Building	Commercial Kitchen	Victory	RS-2D-S1-HD-6C	13013137			
13	9862937	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rock Terrace School / Main Building	Commercial Kitchen	Blodgett	DFG-100-3	070318RA124T			
14	9862891	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rock Terrace School / Main Building	Commercial Kitchen	Blodgett	DFG-100-3	070318RA125B			
15	9863030	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rock Terrace School / Main Building	Culinary	Garland	MCO - GD-10S	1903100101143	2020		
16	9862999	E1030	Foodservice Equipment	Food Warmer, Tabletop Drawers (Set of 4)		Rock Terrace School / Main Building	Culinary	Garland	MCD - 00- 105	180000101144	2020		
17	9863036	E1030	Foodservice Equipment	Icemaker, Freestanding		Rock Terrace School / Main Building	Culinary	Scotsman	No dataplate	No dataplate			
18	9862985	E1030	Foodservice Equipment	Mixer, Tabletop		Rock Terrace School / Main Building	Culinary	Globe	SP20	7240229	2020		
19	9862962	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Rock Terrace School / Main Building	Culinary	Garland	NA	NA	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
20	9862897	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Rock Terrace School / Main Building	Culinary	Garland	NA	NA	2020		
21	9862920	E1030	Foodservice Equipment	Range/Oven, 4-Burner		Rock Terrace School / Main Building	Culinary	Garland	NA	NA	2020		
22	9862981	E1030	Foodservice Equipment	Refrigerator, 2-Door Reach-In		Rock Terrace School / Main Building	Culinary	Ultra spec	RS-1D-S1-HD-GD-6C	13011152	2020		
23	9863017	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Rock Terrace School / Main Building	Culinary	Victory	FS-2D-S1-HD	13013121	2020		
24	9863014	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Rock Terrace School / Main Building	Culinary	Victory	RS-2D-S1-HD-HC-6C	13009693	2020		
25	9862887	E1030	Foodservice Equipment	Refrigerator, 4-Door Reach-In		Rock Terrace School / Main Building	Culinary	Victory	RS-2D-S1-HD-HC-6C	13009692	2020		
26	9862987	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rock Terrace School / Main Building	Roof	BOHN	BZS060L6C	T19K25028	2020		
27	9862963	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Rock Terrace School / Main Building	Roof	BOHN	BZS015M6C	T19K24996	2020		
28	9863045	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Rock Terrace School / Main Building	Commercial Kitchen	BOHN	ADT120AEK	T19K22476	2020		
29	9862893	E1030	Foodservice Equipment	Walk-In, Freezer		Rock Terrace School / Main Building	Commercial Kitchen	Bally	3675.875-3-W-A	DX1807011-02	2020		
30	9862967	E1030	Foodservice Equipment	Walk-In, Freezer		Rock Terrace School / Main Building	Commercial Kitchen	Bally	LLE102BEK	T19K22513	2020		
31	9863039	E1030	Foodservice Equipment	Walk-In, Refrigerator		Rock Terrace School / Main Building	Commercial Kitchen	Bally	3675.625-3-A-P-W	DX1807011-01	2020		