FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
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Rockville, MD 20850

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BV PROJECT #:
172559.25R000-206.354

DATE OF REPORT:
November 10, 2025

ON SITE DATE:
September 30, 2025

Carl Sandburg Learning Center
1002 First Street
Rockville, MD 20850

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Elementary school campus
Number of Buildings	1
Main Address	1002 First Street, Rockville, MD 20850
Site Developed	2020
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 30, 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)	Maria Mendoza, Building Service Manager 301.922.3201
Assessment & Report Prepared By	Christopher Mosley
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facility, constructed in 2020, is strategically located adjacent to Maryvale Elementary School. Through collaborative infrastructure design, the site integrates shared resources, including a nursing office, kitchen, and critical operational assets. Since its initial development, the facility has maintained its original architectural and functional configuration without significant modifications.

Architectural

Due to exemplary maintenance practices, the facility was observed to be meticulously maintained, with the building appearing structurally sound and no structural deficiencies reported or detected during the assessment. The architectural composition features brick masonry construction, aluminum-framed windows, and a modified bituminous roofing system, complemented by roof-mounted solar panels that significantly enhance the facility's energy efficiency and sustainability. Interior finishes remain consistently well-maintained and in good condition. The roof, interior, and exterior finishes replacements are budgeted and anticipated based on their useful life and normal wear and tear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained. The HVAC equipment is approximately five years old and generally in good condition. The HVAC equipment and components consist of water source heat pumps, split systems, and package units for heating and cooling. Additionally, the water source heat pumps are being fed from the cooling towers located on the roof of Maryvale Elementary. The boilers are also shared to provide heating.

In general, the plumbing system is reportedly adequate to serve the facility. The hot water supply is being fed from water heaters located in the Maryvale Elementary mechanical room.

The electrical system and components were reported to provide generally adequate service, with no significant deficiencies reported or observed. The main switchboard located in Maryvale Elementary School supplies the facility. The site diesel generator provides emergency power throughout the entire campus.

Facility-wide fire suppression and fire alarm systems adequately serve the facilities throughout the site. Ongoing routine maintenance of the MEPF equipment is recommended.

Site

Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. The asphalt parking lot and concrete sidewalks are in good condition.

However, the electrical property signage is not functioning, and repairs are recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.177077.

Immediate Needs

Facility/Building	Total Items	Total Cost
Carl Sandburg Learning Center	1	$25,000
Total	**1**	**$25,000**

Carl Sandburg Learning Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
9824290	Carl Sandburg Learning Center / Site	Site	G2060	Signage, Property, Pylon Robust/Electronic Programmable, Replace	Failed	Performance/Integrity	$25,000
Total (1 items)							**$25,000**

Key Findings

Signage in Failed condition.

Property, Pylon Robust/Electronic Programmable
Site Carl Sandburg Learning Center Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $25,000

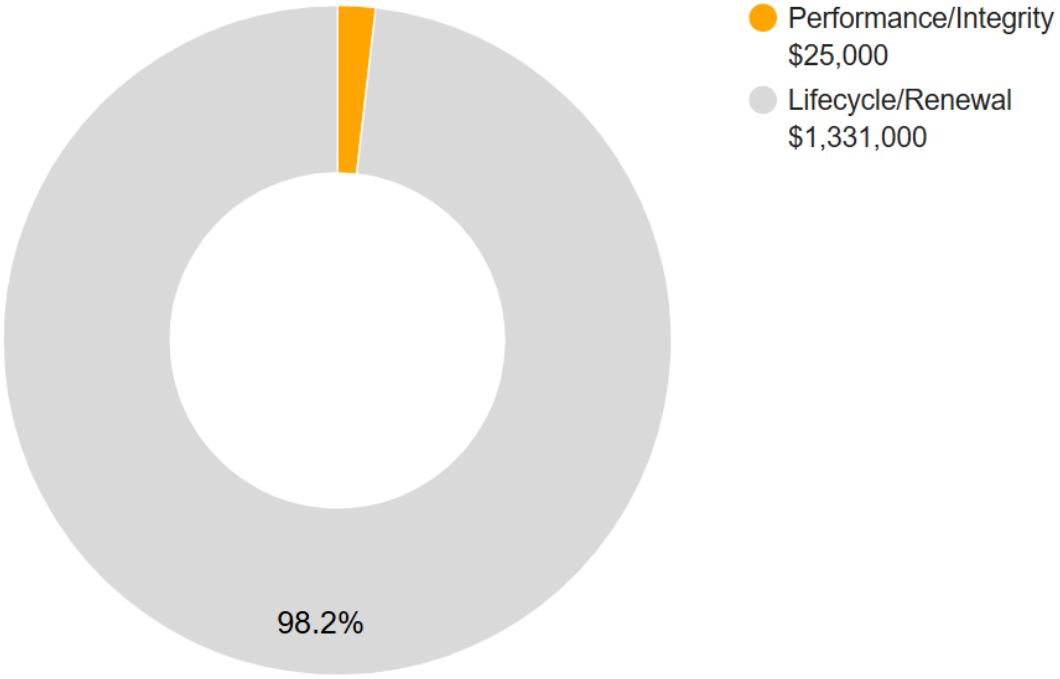
**$$$**$

The electric sign is not functioning - AssetCALC ID: 9824290

Plan Types

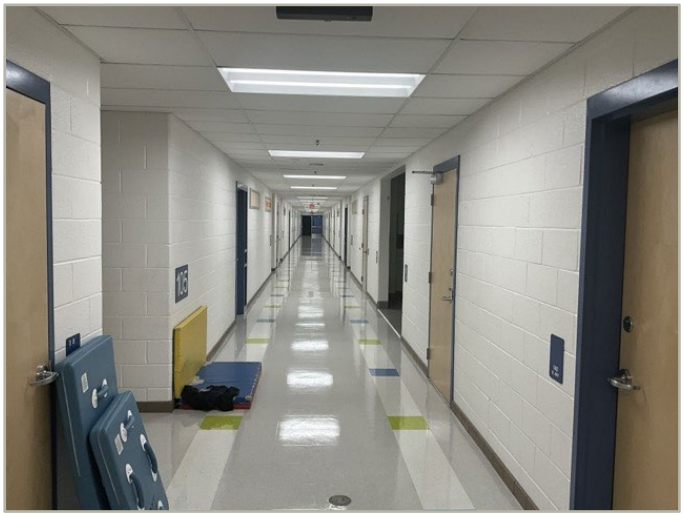
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one 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: $1,356,000

2. Building Information



Building: Systems Summary		
Address	1002 First Street; Rockville, Maryland 20850	
GPS Coordinates	39.06173, 77.16431	
Constructed/Renovated	2020	
Building Area	52,227 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Good
Façade	Primary Wall Finish: Brick Windows: Aluminum double pane	Good
Roof	Primary: Flat construction with modified bituminous finish	Good
Interiors	Walls: Painted CMU and ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, carpet, wood strip sports, and exposed concrete Ceilings: ACT, painted gypsum board, and exposed structure	Good
Elevators	Passenger: 1 hydraulic cars serving all floors	Good

Building: Systems Summary		
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heaters with integral tanks fed from adjoining building Fixtures: Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central System: Boilers, air handlers, and cooling tower feeding water source heat pumps Non-Central System: Packaged units and Split-system heat pumps Supplemental components: Ductless split-systems	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers and kitchen hood system	Good
Electrical	Source & Distribution: Main panel with copper wiring Fed from Maryvale building with copper wiring Interior Lighting: LED Exterior Building-Mounted Lighting: LED Emergency Power: Diesel generator with automatic transfer switch	Good
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	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	Most of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
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	-	-	-	-	$101,400	$101,400
Roofing	-	-	-	-	$681,600	$681,600
Interiors	-	-	$192,700	$184,800	$542,400	$919,900
Conveying	-	-	-	$12,100	$7,800	$19,900
Plumbing	-	-	-	$8,100	-	$8,100
HVAC	-	-	-	$231,600	$428,400	$660,000
Fire Protection	-	-	-	-	$100,900	$100,900
Electrical	-	-	$39,400	-	$615,100	$654,400
Fire Alarm & Electronic Systems	-	-	-	$321,200	$378,400	$699,600
Equipment & Furnishings	-	-	$30,800	$48,100	$222,900	$301,800
Site Utilities	-	-	-	-	$9,300	$9,300
TOTALS (3% inflation)	**-**	**-**	**$262,900**	**$805,800**	**$3,088,200**	**$4,156,900**

3. Site Summary

Site Information		
Site Area	8.5 acres (estimated)	
Parking Spaces	60 total spaces all in open lots; 4 of which are accessible	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Good
Site Development	Building-mounted; chain link fencing. Playgrounds Limited Park benches, picnic tables, trash receptacles	Good
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Stone retaining wall Low to moderate site slopes throughout	Good
Utilities	Municipal water and sewer Local utility-provided electric	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	Most of the exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	All key areas of the exterior site were accessible and observed.

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

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	-	-
Site Development	$25,000	-	-	$184,100	$76,300	$285,400
Site Pavement	-	-	$36,200	$42,000	$557,100	$635,300
Site Utilities	-	-	-	-	$98,200	$98,200
TOTALS (3% inflation)	**$25,000**	**-**	**$36,200**	**$226,100**	**$731,500**	**$1,018,800**

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

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

Accessibility Summary			
Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2020	Yes	No
Main Building	2020	Yes	No

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

Methodology

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

7. Certification

Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Carl Sandburg Learning Center, 1002 First Street, Rockville, MD 20850, 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

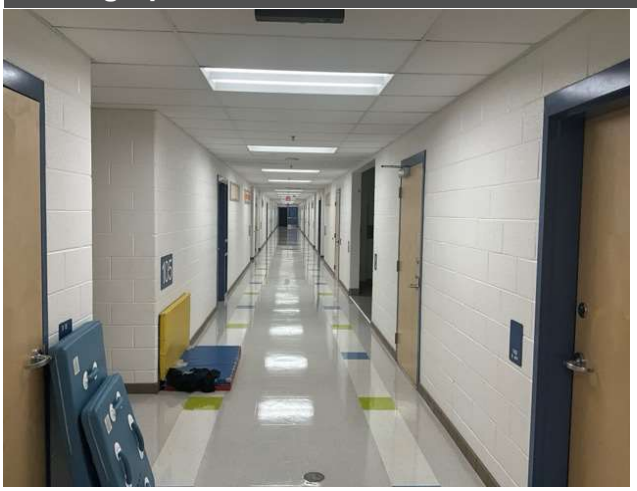
3 - REAR ELEVATION

4 - ROOF OVERVIEW

5 - MAIN ENTRANCE

6 - OFFICE AREA

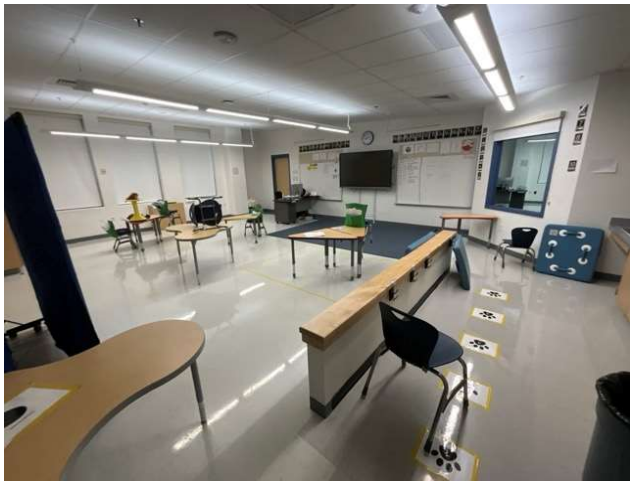
Photographic Overview



7 - HALLWAY

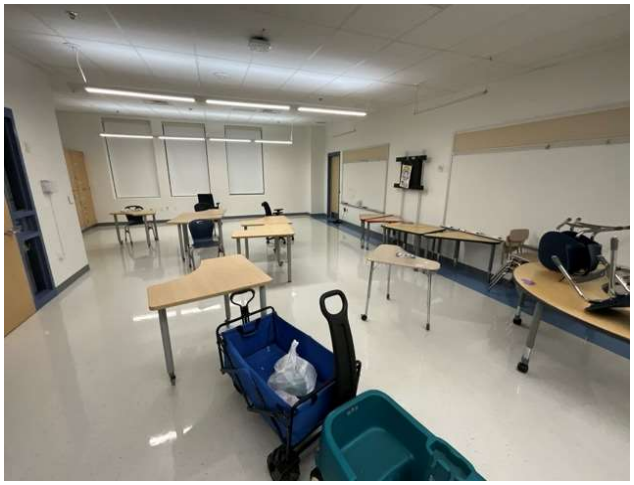
8 - OFFICE

9 - CLASSROOM



10 - CLASSROOM

11 - CLASSROOM



12 - CLASSROOM

Photographic Overview

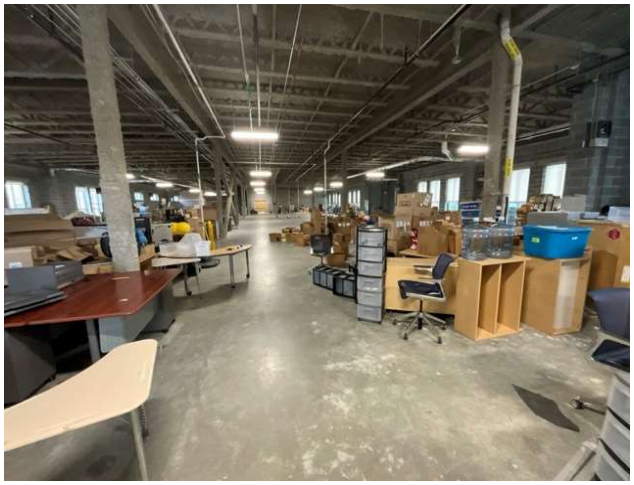
13 - STAFF LOUNGE

14 - LIBRARY

15 - GYMNASIUM

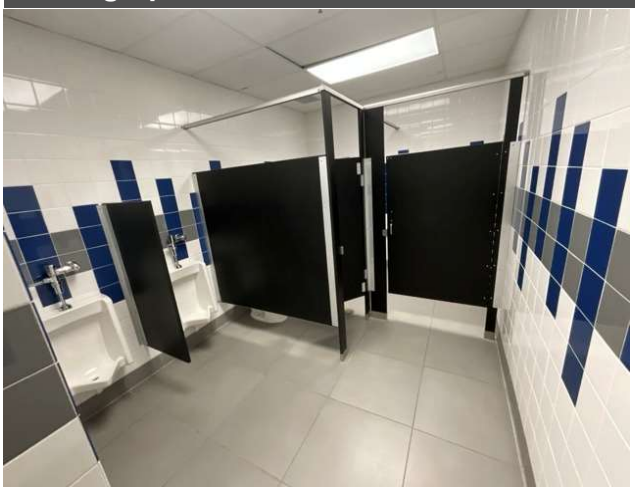
16 - CAFETERIA

17 - KITCHEN

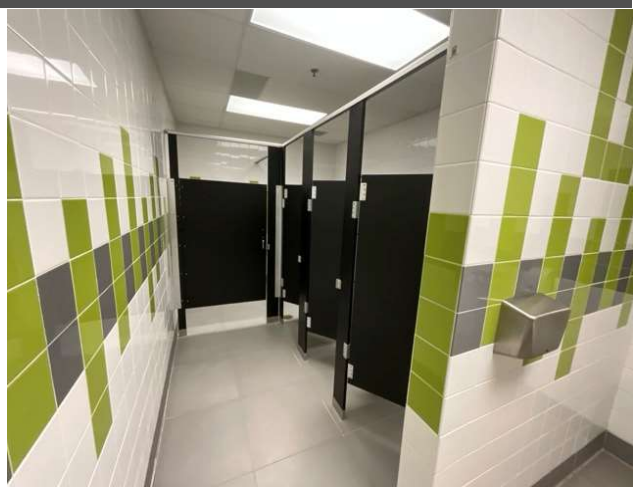


18 - 2ND FLOOR

Photographic Overview



19 - PLUMBING FIXTURES



20 - PLUMBING FIXTURES

21 - FIRE ALARM PANEL

22 - ELECTRICAL ROOM

23 - INTERIOR HEAT PUMPS

24 - ROOFTOP HVAC

Photographic Overview

25 - PARKING OVERVIEW

26 - SITE LIGHTING

27 - DRIVEWAY

28 - PLAYGROUND OVERVIEW

29 - COURTYARD OVERVIEW

30 - RETAINING WALL

Appendix B:
Site Plan(s)

Site Plan

Project Number	Project Name
172559.25R000-206.354	Carl Sandburg Learning Center
Source	**On-Site Date**
Google	September 30, 2025

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carl Sandburg Learning Center

Name of person completing form: Maria Gonzalez Mendoza

Title / Association w/ property: Building Services Manager

Length of time associated w/ property: 2 months

Date Completed: September 30, 2025

Phone Number: 301-922-3021

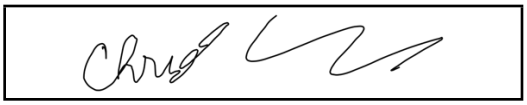
Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 2020	Renovated:	
2	Building size in SF	50,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?	X				2020
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Carl Sandburg Learning Center

BV Project Number: 172559.25R000-206.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?	X			2020
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking

OVERVIEW OF ACCESSIBLE PARKING AREA

CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route

2ND PATHWAY

CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances

MAIN ENTRANCE

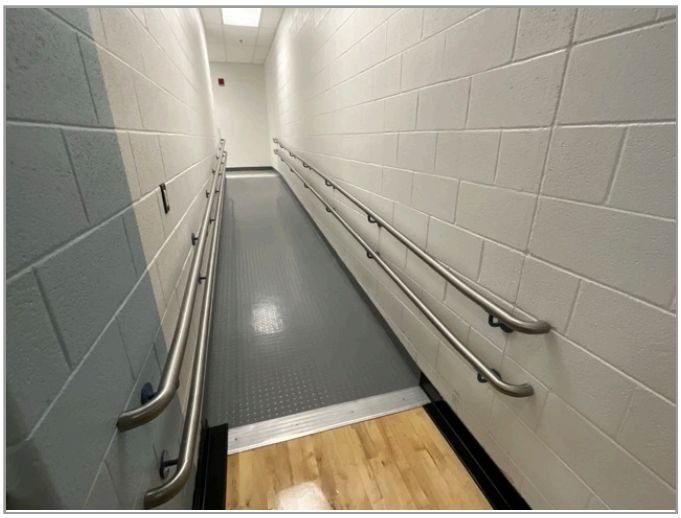
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP

ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Elevators

LOBBY LOOKING AT CABS (WITH DOORS OPEN)

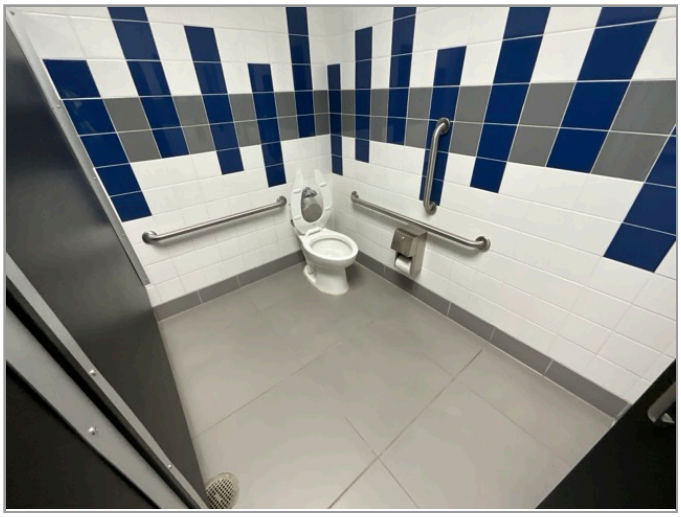
IN-CAB CONTROLS

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

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

Abbreviated Accessibility Checklist

Public Restrooms



SINK, FAUCET HANDLES AND ACCESSORIES

SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools

ACCESSIBLE ROUTE TO PLAYGROUND

OVERVIEW OF PLAYGROUND

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

Appendix E:
Component Condition Report

Component Condition Report | Carl Sandburg Learning Center / 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	52,227 SF	70	9820277
B1010	Superstructure	Good	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	52,227 SF	70	9820266
Facade						
B2010	Building Exterior	Good	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	35,000 SF	15	9820265
B2020	Building Exterior	Good	Glazing, any type by SF	15,000 SF	25	9820254
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	10	35	9820304
B2050	Building Exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	6	25	9820328
Roofing						
B3010	Roof	Good	Roofing, Modified Bitumen	35,000 SF	15	9820318
Interiors						
C1010	Gymnasium	Good	Movable Partition, Gym Divider, Basic/Manual	500 SF	20	9820262
C1030	Throughout Building	Good	Interior Door, Wood, Solid-Core	40	35	9820296
C1030	Library	Good	Interior Door, Aluminum-Framed & Glazed, Standard Swing	1	35	9820256
C1030	Throughout Building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	2	35	9820300
C1030	Throughout Building	Good	Interior Door, Steel, Standard	6	35	9820332
C1070	Throughout Building	Good	Suspended Ceilings, Acoustical Tile (ACT)	40,000 SF	20	9820258
C1090	Restrooms	Good	Toilet Partitions, Plastic/Laminate	14	15	9820264
C2010	Throughout Building	Good	Wall Finishes, Ceramic Tile	22,500 SF	35	9820320
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	52,500 SF	5	9820341
C2030	Throughout Building	Good	Flooring, Ceramic Tile	10,000 SF	35	9820314
C2030	Throughout Building	Good	Flooring, Vinyl Tile (VCT)	27,500 SF	10	9820295
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor, Refinish	5,000 SF	5	9820319
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	5	9820288

Component Condition Report | Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout Building	Good	Flooring, Quarry Tile	2,500 SF	45	9820343
C2050	Gymnasium	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	10,000 SF	5	9820278
Conveying						
D1010	Elevator Shafts/Utility	Good	Elevator Controls, Automatic, 1 Car	1	15	9820276
D1010	Elevator Shafts/Utility	Good	Elevator Cab Finishes, Standard	1	10	9820338
D1010	Elevator Shafts/Utility	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	25	9820329
Plumbing						
D2010	Throughout Building	Good	Sink/Lavatory, Service Sink, Floor	2	30	9820283
D2010	Restrooms	Good	Urinal, Standard	4	25	9820253
D2010	Throughout Building	Good	Drinking Fountain, Wall-Mounted, Bi-Level	4	10	9820273
D2010	Restrooms	Good	Toilet, Commercial Water Closet	16	25	9820334
D2010	Restrooms	Good	Sink/Lavatory, Trough Style, Solid Surface	2	25	9820331
D2010	Throughout Building	Good	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	52,227 SF	35	9820303
D2010	Throughout Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	20	25	9820291
HVAC						
D3020	Throughout Building	Good	Unit Heater, Electric, 6 to 10 KW	6	15	9820255
D3020	2nd Floor	Good	Unit Heater, Electric	10	15	9820281
D3030	119B	Good	Heat Pump, Water Source [HP-S07]	1	15	9820307
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	9820330
D3030	107	Good	Heat Pump, Water Source [HP-S13]	1	15	9820301
D3030	124B	Good	Heat Pump, Water Source [HP-S01]	1	15	9820279
D3030	108A	Good	Heat Pump, Water Source [HP-S16]	1	15	9820290
D3030	119B	Good	Heat Pump, Water Source [HP-S08]	1	15	9820317
D3030	120B	Good	Heat Pump, Water Source [HP-S02]	1	15	9820272
D3030	107	Good	Heat Pump, Water Source [HP-S12]	1	15	9820285

Component Condition Report | Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	103B	Good	Heat Pump, Water Source [HP - 519]	1	15	9820326
D3030	108A	Good	Heat Pump, Water Source, 5 TON [HP-S17]	1	15	9820270
D3030	104C	Good	Heat Pump, Water Source [HP-S22]	1	15	9820325
D3030	116E	Good	Heat Pump, Water Source [HP-SO5]	1	15	9820260
D3030	135	Good	Heat Pump, Water Source	1	15	9820308
D3030	105B	Good	Heat Pump, Water Source [HP-S14]	1	15	9820269
D3030	166	Good	Heat Pump, Var Refrig Vol (VRV) [VRFCU-V]	1	10	9820311
D3030	128	Good	Heat Pump, Var Refrig Vol (VRV) [VRFCU-S]	1	10	9820293
D3030	166	Good	Heat Pump, Var Refrig Vol (VRV) [VRFCU-C]	1	10	9820335
D3030	118B	Good	Heat Pump, Water Source [HP-S04]	1	15	9820310
D3030	111D	Good	Heat Pump, Water Source [HP-S11]	1	15	9820289
D3030	106C	Good	Heat Pump, Water Source [HP-S18]	1	15	9820333
D3030	Roof	Good	Split System Ductless, Single Zone [DSSOU-1]	1	10	9820292
D3030	155	Good	Heat Pump, Var Refrig Vol (VRV) [VRFCU-T]	1	10	9820251
D3030	112A	Good	Heat Pump, Water Source [HP-S15]	1	15	9820294
D3030	135	Good	Heat Pump, Var Refrig Vol (VRV) [VRFCU-S2]	1	10	9820252
D3030	123A	Good	Heat Pump, Water Source [HP-S06]	1	15	9820261
D3030	166	Good	Heat Pump, Water Source [HP-S21]	1	15	9820312
D3030	120B	Good	Heat Pump, Water Source [HP-S03]	1	15	9820259
D3030	104C	Good	Heat Pump, Water Source [HP-S23]	1	15	9820282
D3030	115A	Good	Heat Pump, Water Source [HP-S09]	1	15	9820327
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [RHP-SBGYM]	1	15	9820309
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [DOAS-SB1]	1	15	9820324
D3050	Throughout Building	Good	HVAC System, Ductwork, Medium Density	52,227 SF	25	9820298
D3050	Throughout Building	Good	HVAC System, Hydronic Piping, 2-Pipe	52,227 SF	35	9820322

Component Condition Report | Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper [F-S2]	1	15	9820339
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-KILNS]	1	15	9820313
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 12" Damper [F-S1]	1	15	9820306
Fire Protection						
D4010	Throughout Building	Good	Fire Suppression System, Existing Sprinkler Heads, by SF	52,227 SF	20	9820340
Electrical						
D5010	Building Exterior	Good	Generator, Diesel	1	20	9833304
D5020	Electrical Room	Good	Distribution Panel, 277/480 V [HM1J]	1	25	9820316
D5020	157	Good	Distribution Panel, 277/480 V [HM1G]	1	25	9820323
D5020	Electrical Room	Good	Distribution Panel, 277/480 V	1	25	9820287
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	52,227 SF	35	9820284
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	52,227 SF	5	9820286
D5040	Throughout Building	Good	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures	52,227 SF	15	9820315
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Good	Intercom/PA System, Public Address Upgrade, Facility-Wide	52,227 SF	15	9820342
D7030	Throughout Building	Good	Security/Surveillance System, Full System Upgrade, Average Density	52,227 SF	10	9820337
D7050	Throughout Building	Good	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	52,227 SF	15	9820302
D7050	Fire Room	Good	Fire Alarm Panel, Multiplex	1	10	9820305
D8010	Throughout Building	Good	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	52,227 SF	10	9820297
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	10	9821243
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	9821244
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	5	9821249
E1030	Kitchen	Good	Foodservice Equipment, Food Puree	1	5	9820268
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	9821242

Component Condition Report | Carl Sandburg Learning Center / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	10	9821239
E1030	Kitchen	Fair	Foodservice Equipment, Food Puree	1	5	9821241
E1030	Walk in/ Refrigerator	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	10	9833322
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	10	9820299
E1030	Kitchen	Good	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	25	9821247
E1030	Kitchen	Good	Foodservice Equipment, Convection Oven, Double	1	5	9821246
E1030	Walk in/Freezer	Good	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	10	9833320
E1030	Kitchen	Good	Foodservice Equipment, Food Puree	1	5	9820275
E1030	Kitchen	Fair	Foodservice Equipment, Dairy Cooler/Wells	1	10	9821248
E1030	Kitchen	Good	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	10	9820274
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Freezer	1	15	9833321
E1030	Kitchen	Good	Foodservice Equipment, Walk-In, Refrigerator	1	15	9833319
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	10	9821240
E1070	Gymnasium	Good	Basketball Backboard, Ceiling-Mounted, Fixed, Fixed	2	25	9820280
E1070	Multi-Purpose Room	Good	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour	300 SF	10	9820321
E2010	Library	Good	Library Shelving, Single-Faced, up to 90" Height	50 LF	15	9820336
E2010	Throughout Building	Good	Casework, Cabinetry, Standard	120 LF	15	9820267
E2010	Library	Good	Library Shelving, Double-Faced, up to 90" Height	50 LF	15	9820271
Sitework						
G4050	Building Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	15	15	9820257

Component Condition Report | Carl Sandburg Learning Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	25	9820566

Component Condition Report | Carl Sandburg Learning Center / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	71,500 SF	20	9820572
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	71,500 SF	4	9820570
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	1,000 SF	45	9820574
Athletic, Recreational & Playfield Areas						
G2050	Site	Good	Playfield Surfaces, Artificial Play Turf	6,850 SF	10	9820567
G2050	Site	Good	Play Structure, Multipurpose, Small	1	15	9820571
G2050	Site	Good	Play Structure, Multipurpose, Small	1	15	9820573
Sitework						
G2060	Site	Failed	Signage, Property, Pylon Robust/Electronic Programmable	1	0	9824290
G2060	Site	Good	Fences & Gates, Fence, Chain Link 4'	600 LF	35	9820569
G2060	Site	Good	Retaining Wall, Brick/Stone	200 SF	35	9820568
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	15	15	9820565

Appendix F:
Replacement Reserves

Replacement Reserves Report

10/21/2025

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate
Carl Sandburg Learning Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Carl Sandburg Learning Center / Main Building	$0	$0	$0	$0	$0	$262,874	$0	$0	$0	$0	$805,841	$0	$0	$0	$0	$2,564,957	$0	$0	$0	$0	$523,290	**$4,156,962**
Carl Sandburg Learning Center / Site	$25,000	$0	$0	$0	$36,213	$0	$0	$0	$0	$41,981	$184,117	$0	$0	$0	$48,668	$129,311	$0	$0	$0	$56,419	$497,132	**$1,018,841**
Grand Total	**$25,000**	**$0**	**$0**	**$0**	**$36,213**	**$262,874**	**$0**	**$0**	**$0**	**$41,981**	**$989,958**	**$0**	**$0**	**$0**	**$48,668**	**$2,694,268**	**$0**	**$0**	**$0**	**$56,419**	**$1,020,422**	**$5,175,803**

Carl Sandburg Learning Center

Carl Sandburg Learning Center / Main Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
B2010	Building Exterior	9820265	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	5	15	35000	SF	$1.86	$65,100																$65,100						**$65,100**
B3010	Roof	9820318	Roofing, Modified Bitumen, Replace	20	5	15	35000	SF	$12.50	$437,500																$437,500						**$437,500**
C1010	Gymnasium	9820262	Movable Partition, Gym Divider, Basic/Manual, Replace	25	5	20	500	SF	$15.70	$7,850																					$7,850	**$7,850**
C1070	Throughout Building	9820258	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	5	20	40000	SF	$3.50	$140,000																					$140,000	**$140,000**
C1090	Restrooms	9820264	Toilet Partitions, Plastic/Laminate, Replace	20	5	15	14	EA	$750.00	$10,500																$10,500						**$10,500**
C2010	Throughout Building	9820341	Wall Finishes, any surface, Prep & Paint	10	5	5	52500	SF	$1.50	$78,750						$78,750										$78,750						**$157,500**
C2030	Throughout Building	9820295	Flooring, Vinyl Tile (VCT), Replace	15	5	10	27500	SF	$5.00	$137,500											$137,500											**$137,500**
C2030	Throughout Building	9820288	Flooring, Carpet, Commercial Standard, Replace	10	5	5	5000	SF	$7.50	$37,500						$37,500										$37,500						**$75,000**
C2030	Gymnasium	9820319	Flooring, Maple Sports Floor, Refinish	10	5	5	5000	SF	$5.00	$25,000						$25,000										$25,000						**$50,000**
C2050	Gymnasium	9820278	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	10000	SF	$2.50	$25,000						$25,000										$25,000						**$50,000**
D1010	Elevator Shafts/Utility	9820338	Elevator Cab Finishes, Standard, Replace	15	5	10	1	EA	$9,000.00	$9,000											$9,000											**$9,000**
D1010	Elevator Shafts/Utility	9820276	Elevator Controls, Automatic, 1 Car, Replace	20	5	15	1	EA	$5,000.00	$5,000																$5,000						**$5,000**
D2010	Throughout Building	9820273	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	5	10	4	EA	$1,500.00	$6,000											$6,000											**$6,000**
D3020	Throughout Building	9820255	Unit Heater, Electric, 6 to 10 KW, Replace	20	5	15	6	EA	$2,200.00	$13,200																$13,200						**$13,200**
D3020	2nd Floor	9820281	Unit Heater, Electric, Replace	20	5	15	10	EA	$1,800.00	$18,000																$18,000						**$18,000**
D3030	Roof	9820330	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$3,500.00	$3,500											$3,500											**$3,500**
D3030	166	9820311	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3030	128	9820293	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3030	166	9820335	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3030	Roof	9820292	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$4,800.00	$4,800											$4,800											**$4,800**
D3030	155	9820251	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	$30,000.00	$30,000											$30,000											**$30,000**
D3030	135	9820252	Heat Pump, Var Refrig Vol (VRV), Replace	15	5	10	1	EA	$44,000.00	$44,000											$44,000											**$44,000**
D3030	119B	9820307	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	107	9820301	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	124B	9820279	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	108A	9820290	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	119B	9820317	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	120B	9820272	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	107	9820285	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	103B	9820326	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	108A	9820270	Heat Pump, Water Source, 5 TON, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	104C	9820325	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	116E	9820260	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	135	9820308	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	105B	9820269	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	118B	9820310	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	111D	9820289	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**

Replacement Reserves Report

10/21/2025

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate
D3030	106C	9820333	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	112A	9820294	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	123A	9820261	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	166	9820312	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	120B	9820259	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	104C	9820282	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3030	115A	9820327	Heat Pump, Water Source, Replace	20	5	15	1	EA	$5,900.00	$5,900																$5,900						**$5,900**
D3050	Roof	9820309	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$20,000																$20,000						**$20,000**
D3050	Roof	9820324	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$90,000.00	$90,000																$90,000						**$90,000**
D3060	Roof	9820339	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	5	15	1	EA	$1,200.00	$1,200																$1,200						**$1,200**
D3060	Roof	9820313	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	9820306	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	5	15	1	EA	$1,400.00	$1,400																$1,400						**$1,400**
D4010	Throughout Building	9820340	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	5	20	52227	SF	$1.07	$55,883																					$55,883	**$55,883**
D5010	Building Exterior	9833304	Generator, Diesel, Replace	25	5	20	1	EA	$86,000.00	$86,000																					$86,000	**$86,000**
D5040	Throughout Building	9820286	Emergency & Exit Lighting System, Full Interior Upgrade, LED, Replace	10	5	5	52227	SF	$0.65	$33,948						$33,948										$33,948						**$67,895**
D5040	Throughout Building	9820315	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	5	15	52227	SF	$5.00	$261,135																$261,135						**$261,135**
D6060	Throughout Building	9820342	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	5	15	52227	SF	$1.65	$86,175																$86,175						**$86,175**
D7030	Throughout Building	9820337	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	5	10	52227	SF	$2.00	$104,454										$104,454												**$104,454**
D7050	Fire Room	9820305	Fire Alarm Panel, Multiplex, Replace	15	5	10	1	EA	$4,000.00	$4,000										$4,000												**$4,000**
D7050	Throughout Building	9820302	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	5	15	52227	SF	$3.00	$156,681																$156,681						**$156,681**
D8010	Throughout Building	9820297	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	5	10	52227	SF	$2.50	$130,568										$130,568												**$130,568**
E1030	Kitchen	9821244	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	$2,000.00	$2,000						$2,000										$2,000						**$4,000**
E1030	Kitchen	9821249	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	9820268	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	$2,000.00	$2,000						$2,000										$2,000						**$4,000**
E1030	Kitchen	9821242	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	$2,000.00	$2,000						$2,000										$2,000						**$4,000**
E1030	Kitchen	9821241	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	$2,000.00	$2,000						$2,000										$2,000						**$4,000**
E1030	Kitchen	9821246	Foodservice Equipment, Convection Oven, Double, Replace	10	5	5	1	EA	$8,280.00	$8,280						$8,280										$8,280						**$16,560**
E1030	Kitchen	9820275	Foodservice Equipment, Food Puree, Replace	10	5	5	1	EA	$2,000.00	$2,000						$2,000										$2,000						**$4,000**
E1030	Kitchen	9821243	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	5	10	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	9821239	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	5	10	1	EA	$4,500.00	$4,500										$4,500												**$4,500**
E1030	Walk in/ Refrigerator	9833322	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	9820299	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600										$3,600												**$3,600**
E1030	Walk in/Freezer	9833320	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer, Replace	15	5	10	1	EA	$4,600.00	$4,600										$4,600												**$4,600**
E1030	Kitchen	9821248	Foodservice Equipment, Dairy Cooler/Wells, Replace	15	5	10	1	EA	$3,600.00	$3,600										$3,600												**$3,600**
E1030	Kitchen	9820274	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	5	10	1	EA	$4,700.00	$4,700										$4,700												**$4,700**
E1030	Kitchen	9821240	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	5	10	1	EA	$1,700.00	$1,700										$1,700												**$1,700**
E1030	Kitchen	9833321	Foodservice Equipment, Walk-In, Freezer, Replace	20	5	15	1	EA	$25,000.00	$25,000																$25,000						**$25,000**
E1030	Kitchen	9833319	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	5	15	1	EA	$15,000.00	$15,000																$15,000						**$15,000**
E1070	Multi-Purpose Room	9820321	Theater & Stage Equipment, Flameproof Curtain, Medium Weight Velour, Replace	15	5	10	300	SF	$13.00	$3,900										$3,900												**$3,900**
E2010	Library	9820336	Library Shelving, Single-Faced, up to 90" Height, Replace	20	5	15	50	LF	$330.00	$16,500																$16,500						**$16,500**
E2010	Throughout Building	9820267	Casework, Cabinetry, Standard, Replace	20	5	15	120	LF	$300.00	$36,000																$36,000						**$36,000**
E2010	Library	9820271	Library Shelving, Double-Faced, up to 90" Height, Replace	20	5	15	50	LF	$480.00	$24,000																$24,000						**$24,000**
G4050	Building Exterior	9820257	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	5	15	15	EA	$400.00	$6,000																$6,000						**$6,000**
Totals, Unescalated											**$0**	**$0**	**$0**	**$0**	**$0**	**$226,758**	**$0**	**$0**	**$0**	**$0**	**$599,622**	**$0**	**$0**	**$0**	**$0**	**$1,646,348**	**$0**	**$0**	**$0**	**$0**	**$289,733**	**$2,762,460**
Totals, Escalated (3.0% inflation, compounded annually)											**$0**	**$0**	**$0**	**$0**	**$0**	**$262,874**	**$0**	**$0**	**$0**	**$0**	**$805,841**	**$0**	**$0**	**$0**	**$0**	**$2,564,957**	**$0**	**$0**	**$0**	**$0**	**$523,290**	**$4,156,962**

Replacement Reserves Report

10/21/2025

Carl Sandburg Learning Center / 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	9820570	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	71500	SF	$0.45	$32,175					$32,175					$32,175					$32,175					$32,175		**$128,700**
G2020	Site	9820572	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	5	20	71500	SF	$3.50	$250,250																					$250,250	**$250,250**
G2050	Site	9820567	Playfield Surfaces, Artificial Play Turf, Replace	15	5	10	6850	SF	$20.00	$137,000											$137,000											**$137,000**
G2050	Site	9820571	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
G2050	Site	9820573	Play Structure, Multipurpose, Small, Replace	20	5	15	1	EA	$10,000.00	$10,000																$10,000						**$10,000**
G2060	Site	9824290	Signage, Property, Pylon Robust/Electronic Programmable, Replace	20	20	0	1	EA	$25,000.00	$25,000	$25,000																				$25,000	**$50,000**
G4050	Site	9820565	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	5	15	15	EA	$4,200.00	$63,000																$63,000						**$63,000**
Totals, Unescalated											**$25,000**	**$0**	**$0**	**$0**	**$32,175**	**$0**	**$0**	**$0**	**$0**	**$32,175**	**$137,000**	**$0**	**$0**	**$0**	**$32,175**	**$83,000**	**$0**	**$0**	**$0**	**$32,175**	**$275,250**	**$648,950**
Totals, Escalated (3.0% inflation, compounded annually)											**$25,000**	**$0**	**$0**	**$0**	**$36,213**	**$0**	**$0**	**$0**	**$0**	**$41,981**	**$184,117**	**$0**	**$0**	**$0**	**$48,668**	**$129,311**	**$0**	**$0**	**$0**	**$56,419**	**$497,132**	**$1,018,841**

* 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	9820276	D1010	**Elevator Controls**	Automatic, 1 Car		Carl Sandburg Learning Center / Main Building	Elevator Shafts/Utility	Inaccessible	Inaccessible	Inaccessible	2020		
2	9820329	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	Carl Sandburg Learning Center / Main Building	Elevator Shafts/Utility	No dataplate	No dataplate	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9820281	D3020	**Unit Heater**	Electric	5 kW	Carl Sandburg Learning Center / Main Building	2nd Floor	Inaccessible	Inaccessible	Inaccessible	2020		10
2	9820255	D3020	**Unit Heater**	Electric, 6 to 10 KW	No dataplate	Carl Sandburg Learning Center / Main Building	Throughout Building				2020		6
3	9820308	D3030	**Heat Pump**	Water Source	1.5 TON	Carl Sandburg Learning Center / Main Building	135	Trane	EXVF01811D03ASTLD010100400000000008	W19E12359	2020		
4	9820326	D3030	**Heat Pump** [HP - 519]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	103B	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12301	2020		
5	9820279	D3030	**Heat Pump** [HP-S01]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	124B	Trane	DXVF03641D03ASTLD01010040000000000B	W19E12339	2020		
6	9820272	D3030	**Heat Pump** [HP-S02]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	120B	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12323	2020		
7	9820259	D3030	**Heat Pump** [HP-S03]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	120B	Trane	DXVF03641D03ASTLD010100400000000008	W19E12340	2020	2200028531	
8	9820310	D3030	**Heat Pump** [HP-S04]	Water Source		Carl Sandburg Learning Center / Main Building	118B	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12324	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	9820261	D3030	**Heat Pump** [HP-S06]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	123A	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12325	2020		
10	9820307	D3030	**Heat Pump** [HP-S07]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	119B	Trane	DXVF03641D03ASTLD01010000000000B	W19E12342	2020	2200029115	
11	9820317	D3030	**Heat Pump** [HP-S08]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	119B	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12295	2020		
12	9820327	D3030	**Heat Pump** [HP-S09]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	115A	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12296	2020		
13	9820289	D3030	**Heat Pump** [HP-S11]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	111D	Trane	DXVF03641D03ASTRD01010040000000005	W19E12297	2020		
14	9820285	D3030	**Heat Pump** [HP-S12]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	107	Trane	DXVF03641D03ASTLD01010040000000008	W19E12344	2020		
15	9820301	D3030	**Heat Pump** [HP-S13]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	107	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12298	2020		
16	9820269	D3030	**Heat Pump** [HP-S14]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	105B	Trane	DXVF03641003ASTLD0101004000000	W19E12345	2020		
17	9820294	D3030	**Heat Pump** [HP-S15]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	112A	Trane	DXVF03641D83ASTLD810188400000000008	W19E12346	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	9820290	D3030	**Heat Pump** [HP-S16]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	108A	Trane	DXVF03641D03ASTRD010100400000000008	W19E12299	2020		
19	9820270	D3030	**Heat Pump** [HP-S17]	Water Source, 5 TON	3 TON	Carl Sandburg Learning Center / Main Building	108A	Trane	DXVF03641D03ASTLD01010040000000000B	W19E12347	2020		
20	9820333	D3030	**Heat Pump** [HP-S18]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	106C	Trane	DXVF03641D03ASTRD01010040000000000B	W19E12300	2020		
21	9820312	D3030	**Heat Pump** [HP-S21]	Water Source	2 TON	Carl Sandburg Learning Center / Main Building	166	Trane	DXVF02441D03ASTRD010100400000000008	W19E12355	2020		
22	9820325	D3030	**Heat Pump** [HP-S22]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	104C	Trane	DXVF03641D83ASTRD810188400000000008	W19E12382	2020		
23	9820282	D3030	**Heat Pump** [HP-S23]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	104C	Trane	DXVF8364 1D83ASTLD010100400000000000B	W19E12349	2020		
24	9820260	D3030	**Heat Pump** [HP-SO5]	Water Source	3 TON	Carl Sandburg Learning Center / Main Building	116E	Trane	DXVF03641D03ASTLD01010040	W19E12341	2020		
25	9820335	D3030	**Heat Pump** [VRFCU-C]	Var Refrig Vol (VRV)	5 TON	Carl Sandburg Learning Center / Main Building	166	Samsung	DVMS Geo	No dataplate	2020		
26	9820293	D3030	**Heat Pump** [VRFCU-S]	Var Refrig Vol (VRV)	5 TON	Carl Sandburg Learning Center / Main Building	128	Samsung	DVMS Geo	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
27	9820252	D3030	**Heat Pump** [VRFCU-S2]	Var Refrig Vol (VRV)	10 TON	Carl Sandburg Learning Center / Main Building	135	Samsung	DVMS Geo	No dataplate	2020		
28	9820251	D3030	**Heat Pump** [VRFCU-T]	Var Refrig Vol (VRV)	5 TON	Carl Sandburg Learning Center / Main Building	155	Samsung	DVMS Geo	No dataplate	2020		
29	9820311	D3030	**Heat Pump** [VRFCU-V]	Var Refrig Vol (VRV)	5 TON	Carl Sandburg Learning Center / Main Building	166	Samsung	DVMS Geo	No dataplate	2020		
30	9820330	D3030	**Split System Ductless**	Single Zone	1 TON	Carl Sandburg Learning Center / Main Building	Roof	Samsung	AR12KSFP0WQX	NA	2020		
31	9820292	D3030	**Split System Ductless** [DSSOU-1]	Single Zone	1.5 TON	Carl Sandburg Learning Center / Main Building	Roof	Samsung	AC018JXADCH	No dataplate	2020		
32	9820324	D3050	**Packaged Unit** [DOAS-SB1]	RTU, Pad or Roof-Mounted	60 TON	Carl Sandburg Learning Center / Main Building	Roof	Petra	WPPH-60	191120/0301/01	2020		
33	9820309	D3050	**Packaged Unit** [RHP-SBGYM]	RTU, Pad or Roof-Mounted	10 TON	Carl Sandburg Learning Center / Main Building	Roof	AAON, Inc.	RN-010-3-0-E709-000	201911-ANCJ15980	2020		
34	9820313	D3060	**Exhaust Fan** [F-KILNS]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carl Sandburg Learning Center / Main Building	Roof	Greenheck	B3-16 1-5-X	15958861	2020		
35	9820306	D3060	**Exhaust Fan** [F-S1]	Roof or Wall-Mounted, 12" Damper	1000 CFM	Carl Sandburg Learning Center / Main Building	Roof	Greenheck	6-103-V6-4-X	15819726	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
36	9820339	D3060	**Exhaust Fan** [F-S2]	Roof or Wall-Mounted, 10" Damper	500 CFM	Carl Sandburg Learning Center / Main Building	Roof	Greenheck	6-070-16-X	15819727	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9833304	D5010	**Generator**	Diesel	300 KW	Carl Sandburg Learning Center / Main Building	Building Exterior	Kohler	300REZXB	33D3GMGH0001	2020		
2	9820287	D5020	**Distribution Panel**	277/480 V	400 AMP	Carl Sandburg Learning Center / Main Building	Electrical Room	Square D	12414382381370001	No dataplate	2020		
3	9820323	D5020	**Distribution Panel** [HM1G]	277/480 V	400 AMP	Carl Sandburg Learning Center / Main Building	157	Square D	29414382381340001	No dataplate	2020		
4	9820316	D5020	**Distribution Panel** [HM1J]	277/480 V	400 AMP	Carl Sandburg Learning Center / Main Building	Electrical Room	Square D	29414382381400001	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9820305	D7050	**Fire Alarm Panel**	Multiplex		Carl Sandburg Learning Center / Main Building	Fire Room	No dataplate	No dataplate	No dataplate	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9821247	E1030	**Foodservice Equipment**	Commercial Kitchen, 3-Bowl		Carl Sandburg Learning Center / Main Building	Kitchen				2020		
2	9821249	E1030	**Foodservice Equipment**	Convection Oven, Double		Carl Sandburg Learning Center / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	040819CP259T	2020		
3	9821246	E1030	**Foodservice Equipment**	Convection Oven, Double		Carl Sandburg Learning Center / Main Building	Kitchen	Blodgett	ZEPHAIRE-200-E	040819CP260T	2020		
4	9820299	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Carl Sandburg Learning Center / Main Building	Kitchen	Beverage-Air Corporation	STF58HC-1-S	12903114 |	2020		
5	9821248	E1030	**Foodservice Equipment**	Dairy Cooler/Wells		Carl Sandburg Learning Center / Main Building	Kitchen	Beverage-Air Corporation	STF58HC-1-S	12903117	2020		
6	9821239	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Carl Sandburg Learning Center / Main Building	Kitchen	CaptiveAire Systems	6630 ND-2	No dataplate	2020		
7	9821244	E1030	**Foodservice Equipment**	Food Puree		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	EC0MARK000-40010FSS&TEM	1907150002568	2020		
8	9820268	E1030	**Foodservice Equipment**	Food Puree		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	KCFT-60P	1907150002567	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
9	9821242	E1030	**Foodservice Equipment**	Food Puree		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	KCSC-60-BP	1907150002566	2020		
10	9821241	E1030	**Foodservice Equipment**	Food Puree		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	KCFT-60P	1907150002559	2020		
11	9820275	E1030	**Foodservice Equipment**	Food Puree		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	EC0MARK000-40010FSS1TEM	1907150002558	2020		
12	9821240	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		Carl Sandburg Learning Center / Main Building	Kitchen	No dataplate	No dataplate	No dataplate	2020		
13	9820274	E1030	**Foodservice Equipment**	Prep Table Refrigerated, Salad/Sandwich		Carl Sandburg Learning Center / Main Building	Kitchen	Welbilt	KCSC-60-BP	1907150002560	2020		
14	9821243	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Carl Sandburg Learning Center / Main Building	Kitchen	Continental Refrigerator	DIRNSSHD	15956981	2020		
15	9833322	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Carl Sandburg Learning Center / Main Building	Walk in/ Refrigerator	BOHN	ADT 120AEK	T19J11619	2020		
16	9833320	E1030	**Foodservice Equipment**	Walk-In, Evaporator for Refigerator/Freezer		Carl Sandburg Learning Center / Main Building	Walk in/Freezer	BOHN	Inaccessible	Inaccessible	2020		
17	9833321	E1030	**Foodservice Equipment**	Walk-In, Freezer		Carl Sandburg Learning Center / Main Building	Kitchen	Bally	3475-3-A-W	DX1901967-02	2020		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
18	9833319	E1030	**Foodservice Equipment**	Walk-In, Refrigerator		Carl Sandburg Learning Center / Main Building	Kitchen	Bally	CSG# 300918	DX1901967-01	2020		