

FACILITY CONDITION ASSESSMENT



prepared for

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



PREPARED BY:

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

BV CONTACT:

*Bill Champion
Senior Program Manager
443.622.5067
Bill.Champion@bureauveritas.com*

BV PROJECT #:

172559.25R000-209.354

DATE OF REPORT:

August 13, 2025

ON SITE DATE:

July 9, 2025

Up County Early Childhood Center at Emory Grove
18100 Washington Grove Lane
Gaithersburg, MD 20877

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

TABLE OF CONTENTS

1. Executive Summary

Property Overview and Assessment Details

Campus Findings and Deficiencies

Facility Characteristic Survey

Facility Condition Index (FCI) Depleted Value

Immediate Needs.....

Key Findings

Plan Types.....

2. Early Childhood Center Building

3. Site Summary.....

4. ADA Accessibility

5. Purpose and Scope

6. Opinions of Probable Costs

Methodology

Definitions

7. Certification.....

8. Appendices

1

1

2

3

4

5

8

14

15

19

21

23

25

25

26

27

28



1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Early Childhood Center
Number of Buildings	One
Main Address	18100 Washington Grove Lane, Gaithersburg, MD 20877
Site Developed	1950
Outside Occupants / Leased Spaces	Various rooms/areas of school leased by outside parties, as well as used by other MCPS organizations
Date(s) of Visit	July 9, 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)	Tonya L. Williams-Walker, M.A., CCC-SLP, Coordinator, 240.740.5960 Gregory Gibson, Building Service Manager, 202.657.3462
Assessment & Report Prepared By	Mark Chamberlain
Reviewed By	Daniel White, <i>Technical Report Reviewer for</i> , Bill Champion Program Manager 443.622.5067 Bill.Champion@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The school building was originally constructed in 1950. The property is used as an early childhood center. The property's main entrance drive is off Washington Grove Lane located to the east of the school.

Architectural

The facility shows isolated evidence of deflection and movement reported and observed at the interior CMU walls in the main office and multi-purpose room, and exterior brick wall outside the main office area. Additional details and follow-up study included below under the building systems summary. The roof age is unknown but shows signs of age, with reported active roof leaks into the commercial kitchen. Budgetary costs are included in the cost tables for repairs. Interior finishes have been adequately maintained throughout and have been periodically replaced as needed over the years. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been adequately maintained since the building was first occupied; however, the heating and cooling of the school appears to be inadequate, as it was reported that the heating and cooling throughout the building is inconsistent with either being too hot or too cold. Additional details and follow-up study included below under the building systems summary. In general, the plumbing system is reportedly adequate to serve the facility, with equipment and fixtures updated as needed; however a few classroom sinks are missing. The electrical systems and components were reported to provide generally adequate service, with no significant deficiencies reported or observed.

A facility-wide fire suppression system is not provided throughout the school and currently only includes areas such as the multi-purpose room, commercial kitchen and front hallway, front restrooms, and the lobby and main office areas of the building. Complete installation should be considered. The facility is protected by a complete fire alarm system. Regular inspections and maintenance are highly recommended throughout the reserve replacement term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment are budgeted and anticipated.

Site

The parking lots and drive aisles consist of asphalt pavement serving the entire school property. The pedestrian walkways are poured-in-place concrete, and portions of the paved edges have concrete curbing. The site is illuminated by pole lights in the parking lots and exterior building wall lights. The school property has some play areas, including a basketball court and playground areas, and an open grass playfield towards the north side of the property. Several site deficiencies were observed, including significant areas of alligator cracking and potholes in the parking lots and drive aisles, isolated areas of cracking and spalling concrete sidewalks at the front and left side (south) of the building, ponding at the left side sidewalk area and north playground area, and overgrown trees overhanging the roof surfaces on various sides of the building and in the courtyard. In addition, the front covered walkway structure has roof leaks at the metal roof and also has damaged/missing lights. Repairs of the site deficiencies will be required in the short term and continued routine maintenance is recommended during the reserve term.

The school has several vacant/unused prefabricated portable classrooms at the property. Reportedly these portable classrooms are not in use and are currently in the process of being removed from the property. No costs for modular classrooms or removal are included.

The school property is next to Johnson's Local Park, which is located to the west of the school.

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.

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 0.650250.

Immediate Needs


Facility/Building	Total Items	Total Cost
Up County Early Childhood Center at Emory Grove / Main Building	15	\$99,300
Up County Early Childhood Center at Emory Grove / Site	6	\$21,900
Total	21	\$121,200

Main Building

ID	Location Description	UF Code	Description	Condition	Plan Type	Cost
9506237	Office Areas	B1010	Structural Elements, any type, Repairs per Man-Day, Repair	Poor	Safety	\$11,000
9506305	Roof	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
9506238	Roof	B3020	Roof Appurtenances, Roof Access Ladder, Steel, Replace	Poor	Performance/Integrity	\$1,400
9506385	Multi-Purpose room stage	D1010	Vertical Lift, Wheelchair, 5' Rise, Renovate	Failed	Performance/Integrity	\$17,000
9506352	Restrooms	D2010	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	Failed	Retrofit/Adaptation	\$6,800
9506242	Roof	D3060	Exhaust Fan, Centrifugal, 12" Damper, Replace	Poor	Performance/Integrity	\$2,800
9506333	Gymnasium	E1070	Basketball Backboard, Wall-Mounted, Fixed, Fixed	Failed	Performance/Integrity	\$3,600
9506313	Mechanical Study	P2030	Engineering Study, Mechanical, General Design	Poor	Performance/Integrity	\$7,000
9541396	Structural Study	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Safety	\$10,000
9506332	Staff lounge	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$100

9506276	Restrooms	Y1050	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	NA	Accessibility	\$500
9506355	Restrooms	Y1050	ADA Restrooms, Grab Bars & Blocking, Install	NA	Accessibility	\$10,800
9506348	Restrooms	Y1050	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	NA	Accessibility	\$4,800
9506372	Staff lounge	Y1060	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	NA	Accessibility	\$15,000
9506381	ADA study	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	\$7,500
Total (15 items)						\$99,400

Site

<u>ID</u>	<u>Location</u> <u>Description</u>	<u>UF</u> <u>Code</u>	<u>Description</u>	<u>Condition</u>	<u>Plan Type</u>	<u>Cost</u>
9541282	Covered walkway front	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	\$1,100
9506106 	Covered walkway front	D5040	Exterior Light, any type, w/ LED Replacement, Replace	Failed	Performance/Integrity	\$2,800
9506105	Site Parking Areas	G2020	Parking Lots, Pavement, Asphalt, Cut & Patch	Poor	Performance/Integrity	\$6,600
9506129	Site General	G2030	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	Poor	Performance/Integrity	\$2,000

9506120	Building Exterior	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Poor	Performance/Integrity	\$2,400
9506421	Site Drainage Study	P2030	Engineering Study, Civil, Site Drainage, Evaluate/Report	Poor	Performance/Integrity	\$7,000
Total (6 items)						\$21,900

Key Findings



Structural Elements in Poor condition.

any type, Repairs per Man-Day
Main Building Up County Early Childhood
Center at Emory Grove Office Areas

Uniformat Code: B1010
Recommendation: **Repair in 2025**

Priority Score: **97.9**

Plan Type: Safety

Cost Estimate: \$11,000

\$\$\$\$

Isolated areas of the interior CMU walls and exterior brick walls are in poor condition. The interior CMU walls in the main office area show evidence of cracking and movement and the exterior brick walls of this location exhibit cracking brick and popping mortar joints. In addition, the interior CMU walls in the multi-purpose room also have portions of cracked CMU walls. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance for repairs is also included. -

AssetCALC ID: 9506237



Recommended Follow-up Study: Structural Superstructure

Structural Superstructure
Main Building Up County Early Childhood
Center at Emory Grove Structural Study

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2025**

Priority Score: **90.9**

Plan Type: Safety

Cost Estimate: \$10,000

\$\$\$\$

Isolated areas of the interior CMU walls and exterior brick walls are in poor condition. The interior CMU walls in the main office area show evidence of cracking and movement and the exterior brick walls of this location exhibit cracking brick and popping mortar joints. In addition, the interior CMU walls in the multi-purpose room also have portions of cracked CMU walls. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance for repairs is also included. -

AssetCALC ID: 9541396



Roofing in Poor condition.

any type, Repairs per Man-Day
Site Up County Early Childhood Center at
Emory Grove Covered walkway front

Uniformat Code: B3010
Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

The front covered walkway structure has roof leaks at the metal roof - AssetCALC ID: 9541282



Roofing in Poor condition.

any type, Repairs per Man-Day
Main Building Up County Early Childhood
Center at Emory Grove Roof

Uniformat Code: B3010
Recommendation: **Repair in 2025**

Priority Score: **88.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,100

\$\$\$\$

Reported active roof leaks into the commercial kitchen - AssetCALC ID: 9506305



Roof Appurtenances in Poor condition.

Roof Access Ladder, Steel
Main Building Up County Early Childhood
Center at Emory Grove Roof

Uniformat Code: B3020
Recommendation: **Replace in 2025**

Priority Score: **87.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$1,400

\$\$\$\$

The wall-mounted steel ladder at the roof is corroded and loose towards the top - AssetCALC ID: 9506238



Vertical Lift in Failed condition.

Wheelchair, 5' Rise
Main Building Up County Early Childhood
Center at Emory Grove Multi-Purpose room
stage

Uniformat Code: D1010
Recommendation: **Renovate in 2025**

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$17,000

\$\$\$\$

The Vertical Lift is reportedly non-functional - AssetCALC ID: 9506385



Sidewalk in Poor condition.

any pavement type, Sectional Repairs (per
Man-Day)
Site Up County Early Childhood Center at
Emory Grove Site General

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

Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,000

\$\$\$\$

Concrete sidewalk settlement, cracking and spalling at the front and left side (south) of the building. -
AssetCALC ID: 9506129



Exhaust Fan in Poor condition.

Centrifugal, 12" Damper
Main Building Up County Early Childhood
Center at Emory Grove Roof

Uniformat Code: D3060
Recommendation: **Replace in 2025**

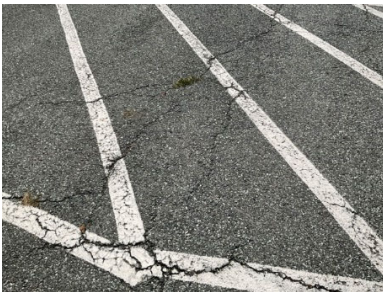
Priority Score: **85.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

The exhaust fans are worn and damaged. - AssetCALC ID: 9506242



Parking Lots in Poor condition.

Pavement, Asphalt
Site Up County Early Childhood Center at
Emory Grove Site Parking Areas

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

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$6,600

\$\$\$\$

Significant areas of alligator cracking and potholes in the parking lots and drive aisles - AssetCALC ID: 9506105



Exterior Light in Failed condition.

any type, w/ LED Replacement
Site Up County Early Childhood Center at
Emory Grove Covered walkway front

Uniformat Code: D5040
Recommendation: **Replace in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Front covered walkway lights are missing and damaged - AssetCALC ID: 9506106



Basketball Backboard in Failed condition.

Wall-Mounted, Fixed
Main Building Up County Early Childhood
Center at Emory Grove Gymnasium

Uniformat Code: E1070
Recommendation: **Fixed in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$3,600

\$\$\$\$

The basketball backstop is missing the rim/hoop - AssetCALC ID: 9506333



Landscaping in Poor condition.

Mature Trees, Removal or Heavy Trimming
Site Up County Early Childhood Center at
Emory Grove Building Exterior

Uniformat Code: G2080

Recommendation: **Repair in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$2,400

\$\$\$\$

Overgrown trees with branches overhanging portions of the roof surface, as observed in the courtyard and left side of the building. - AssetCALC ID: 9506120



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Up County Early Childhood Center at
Emory Grove Site Drainage Study

Uniformat Code: P2030

Recommendation: **Evaluate/Report in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

The storm water system appears to provide inadequate site drainage at the school property; the south side of the building (left elevation) has settled concrete sidewalk areas which reportedly has storm water ponding at this area during rainstorms. In addition, the large playground area on the north side of the property appears to have significant water runoff from the adjacent asphalt paved play court onto the wood chips playground surface with evidence of ponding and no proper storm water drainage. It is recommended that a site drainage study be performed at the property to determine the proper corrective action for the drainage issues and to recommend the scope and any necessary repairs. The cost to retain a civil engineering professional is included. A budgetary cost allowance for repairs is also included. - AssetCALC ID: 9506421



Recommended Follow-up Study: Mechanical, General Design

Mechanical, General Design
Main Building Up County Early Childhood
Center at Emory Grove Mechanical Study

Uniformat Code: P2030

Recommendation: **Perform Study in 2025**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: \$7,000

\$\$\$\$

The heating & cooling of the school appears to be inadequate; it was reported that the heating and cooling throughout the building is very inconsistent with either being too hot or too cold. Temperature and humidity readings taken while onsite were higher than recommended standard levels. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing HVAC system equipment over the reserve term. - AssetCALC ID: 9506313



ADA Kitchen & Laundry Areas

Sink/Counter/Maneuverability, Full Reconfiguration
Main Building Up County Early Childhood Center at Emory Grove Staff lounge

Uniformat Code: Y1060
Recommendation: **Renovate in 2025**

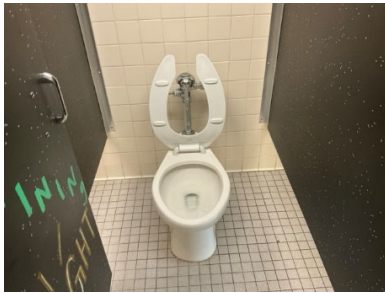
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

ADA - Staff lounge; sink/counter/maneuverability - AssetCALC ID: 9506372



ADA Restrooms

Toilet Partitions, Location/Clearance
Main Building Up County Early Childhood Center at Emory Grove Restrooms

Uniformat Code: Y1050
Recommendation: **Modify in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$4,800

\$\$\$\$

ADA Restroom toilet stall - AssetCALC ID: 9506348



ADA Restrooms

Grab Bars & Blocking
Main Building Up County Early Childhood Center at Emory Grove Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$10,800

\$\$\$\$

ADA Restroom toilet stall - AssetCALC ID: 9506355



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Up County Early Childhood Center at Emory Grove Restrooms

Uniformat Code: Y1050
Recommendation: **Install in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$500

\$\$\$\$

ADA Restroom sinks missing wraps - AssetCALC ID: 9506276



ADA Miscellaneous

Level III Study, Includes Measurements
Main Building Up County Early Childhood
Center at Emory Grove ADA study

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2025**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$7,500

\$\$\$\$

Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information. - AssetCALC ID: 9506381



ADA Restrooms

Lavatory, Pipe Wraps/Insulation
Main Building Up County Early Childhood
Center at Emory Grove Staff lounge

Uniformat Code: Y1050
Recommendation: **Install in 2025**

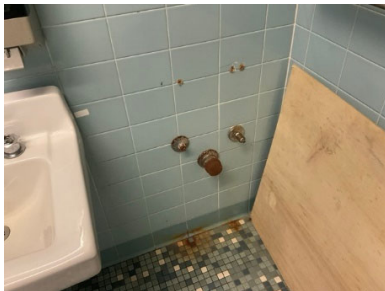
Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$100

\$\$\$\$

ADA - Staff lounge; sink/counter/maneuverability - AssetCALC ID: 9506332



Sink/Lavatory in Failed condition.

Wall-Hung, Enameled Steel
Main Building Up County Early Childhood
Center at Emory Grove Restrooms

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **56.9**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$6,800

\$\$\$\$

The sinks are missing and have exposed pipes in classrooms 136, 139, 140, & 141 - AssetCALC ID: 9506352



Playfield Surfaces

Rubber, Poured-in-Place
Site Up County Early Childhood Center at
Emory Grove Site Playground Areas

Uniformat Code: G2050
Recommendation: **Replace in 2028**

Priority Score: **55.7**

Plan Type:
Retrofit/Adaptation

Cost Estimate: \$135,200

\$\$\$\$

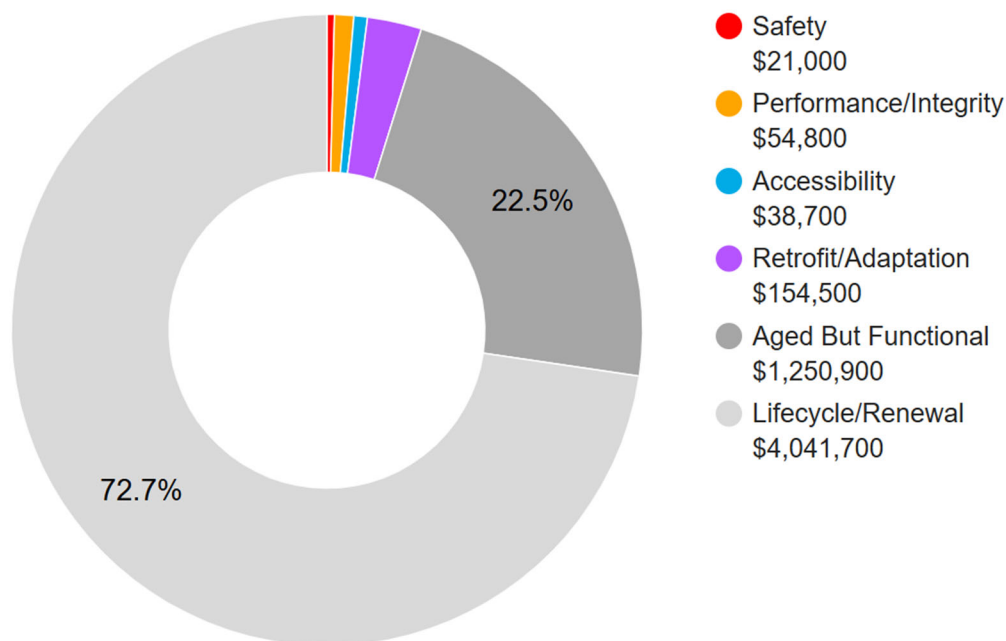
The play surface is currently wood chips, requiring frequent maintenance and creating an uneven surface that can be challenging to maneuver. Replacement with rubberized surfacing is recommended and included in the five-year plan. - AssetCALC ID: 9506130

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: \$5,561,600

2. Early Childhood Center Building



Early Childhood Center Building: Systems Summary

Address	18100 Washington Grove Lane, Gaithersburg, MD 20877	
GPS Coordinates	39.1535006, -77.1653844	
Constructed/Renovated	1950	
Building Area	45,002 SF	
Number of Stories	1 above grade	
<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 footing foundation system	Fair
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Metal siding and concrete panels Windows: Aluminum	Fair
Roof	Primary: Flat construction with built-up finish Secondary: Low Slope construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, painted CMU, glazed CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood sports, coated concrete Ceilings: Painted gypsum board and ACT, unfinished/exposed	Fair

Early Childhood Center Building: Systems Summary

Elevators	No elevators. One wheelchair lift at stage in multi-purpose room	Failed
Plumbing	Distribution: Copper supply and cast iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers, and chillers feeding unit ventilators and hydronic baseboard radiators and cabinet terminal units Non-Central System: Packaged units, split-system condensing unit, ductless split-systems Supplemental components: Suspended unit heaters, make-up air unit	Fair
Fire Suppression	Partial wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Potential moderate/major issues have been identified at this building and a detailed accessibility study is recommended. See the appendix for associated photos and additional information.	

Early Childhood Center Building: Systems Summary

Additional Studies	<p>Isolated areas of the interior CMU walls and exterior brick walls are in poor condition. The interior CMU walls in the main office area show evidence of cracking and movement and the exterior brick walls of this location exhibit cracking brick and popping mortar joints. In addition, the interior CMU walls in the multi-purpose room also have portions of cracked CMU walls. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance for repairs is also included.</p> <p>The heating and cooling of the school appears to be inadequate; it was reported that the heating and cooling throughout the building is very inconsistent with either being too hot or too cold. Temperature and humidity readings taken while onsite were higher than recommended standard levels. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The cost of any HVAC upgrades cannot be accurately determined without the recommended study; however, costs are included for replacement of the existing HVAC system equipment over the reserve term.</p>
Areas Observed	<p>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.</p>
Key Spaces Not Observed	<p>All key areas of the facility were accessible and observed.</p>

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	\$11,000	-	-	-	-	\$11,000
Facade	-	-	-	\$432,400	\$212,300	\$644,700
Roofing	\$2,500	-	\$161,500	\$592,200	\$4,900	\$760,900
Interiors	-	-	\$68,700	\$588,700	\$585,900	\$1,243,400
Conveying	\$17,000	-	-	-	-	\$17,000
Plumbing	\$6,800	-	\$8,300	\$710,800	\$144,700	\$870,600
HVAC	\$2,800	\$133,700	\$188,500	\$614,900	\$516,600	\$1,456,500
Fire Protection	-	-	-	-	\$34,000	\$34,000
Electrical	-	-	\$99,600	\$256,500	\$503,900	\$860,000
Fire Alarm & Electronic Systems	-	\$119,400	\$23,500	\$381,500	\$222,600	\$747,000
Equipment & Furnishings	\$3,600	\$600	\$12,400	\$245,600	\$107,900	\$370,100
Follow-up Studies	\$17,000	-	-	-	-	\$17,000
Accessibility	\$38,700	-	-	-	-	\$38,700
TOTALS (3% inflation)	\$99,300	\$253,700	\$562,600	\$3,822,500	\$2,332,700	\$7,070,800

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

3. Site Summary



Site Information		
Site Area	10.17 acres (estimated)	
Parking Spaces	136 total spaces all in open lots; 6 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 and ramps	Poor
Site Development	Property entrance signage; chain link fencing Playgrounds and sports fields and courts Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Pedestrian covered walkway accent lighting	Poor
Ancillary Structures	Storage sheds Prefabricated modular buildings- in the process of being removed from the property	Fair

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	The storm water system appears to provide inadequate site drainage at the school property; the south side of the building (left elevation) has settled concrete sidewalk areas which reportedly has storm water ponding at this area during rainstorms. In addition, the large playground area on the north side of the property appears to have significant water runoff from the adjacent asphalt paved play court onto the wood chips playground surface with evidence of ponding and no proper storm water drainage. It is recommended that a site drainage study be performed at the property to determine the proper corrective action for the drainage issues and to recommend the scope and any necessary repairs. The cost to retain a civil engineering professional is included. A budgetary cost allowance for repairs is also included.
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
Roofing	\$1,100	-	-	\$17,200	-	\$18,300
Electrical	\$2,800	-	-	-	\$5,100	\$7,900
Special Construction & Demo	-	-	\$6,700	\$10,100	\$14,400	\$31,100
Site Development	\$2,400	\$3,700	\$147,700	\$189,400	\$43,400	\$386,600
Site Pavement	\$8,600	\$27,100	-	\$298,500	\$200,600	\$534,700
Site Utilities	-	-	-	\$101,200	\$15,000	\$116,200
Follow-up Studies	\$7,000	-	-	-	-	\$7,000
TOTALS (3% inflation)	\$21,900	\$30,800	\$154,400	\$616,400	\$278,300	\$1,101,800

*Totals have been rounded to the nearest \$100. *The darker the shading, the higher the cost.*

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	1950	No	No
Building	1950	No	Yes

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed 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 Up County Early Childhood Center at Emory Grove, 18100 Washington Grove Lane, Gaithersburg, MD 20877, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

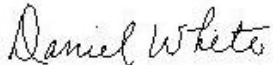
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design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

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

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

Prepared by: Mark Chamberlain
Project Assessor

Reviewed by:



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

8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan(s)
- Appendix C: Pre-Survey Questionnaire(s)
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves
- Appendix G: Equipment Inventory List

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - OVERVIEW OF ROOF



6 - FRONT COVERED WALKWAY

Photographic Overview



7 - LOBBY



8 - OFFICE AREA



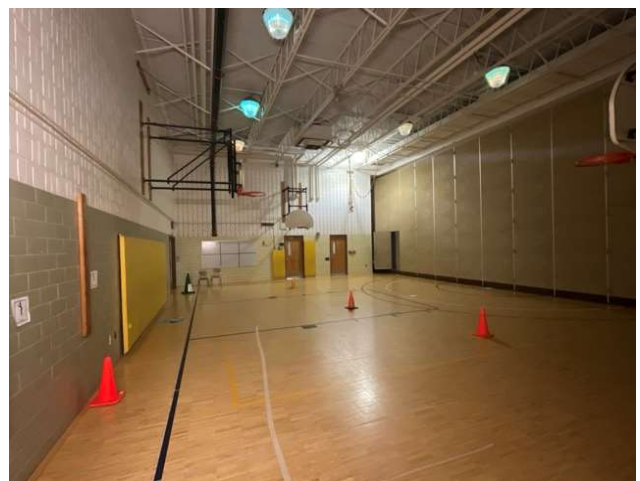
9 - HEALTH ROOM



10 - CONFERENCE ROOM



11 - MULTI-PURPOSE ROOM



12 - GYMNASIUM

Photographic Overview



13 - HALLWAY



14 - STAFF LOUNGE



15 - MEDIA CENTER



16 - COMMERCIAL KITCHEN



17 - TYPICAL CLASSROOM



18 - WATER HEATER

Photographic Overview



19 - BOILER ROOM



20 - UNIT VENTILATOR



21 - PACKAGED UNIT



22 - SPLIT SYSTEM DUCTLESS



23 - SPRINKLER AND DOMESTIC WATER ROOM



24 - ELECTRICAL COMPONENTS

Photographic Overview



25 - GENERATOR



26 - AUTOMATIC TRANSFER SWITCH



27 - FIRE ALARM PANEL



28 - PROPERTY SIGNAGE



29 - OVERVIEW OF MAIN PARKING LOT

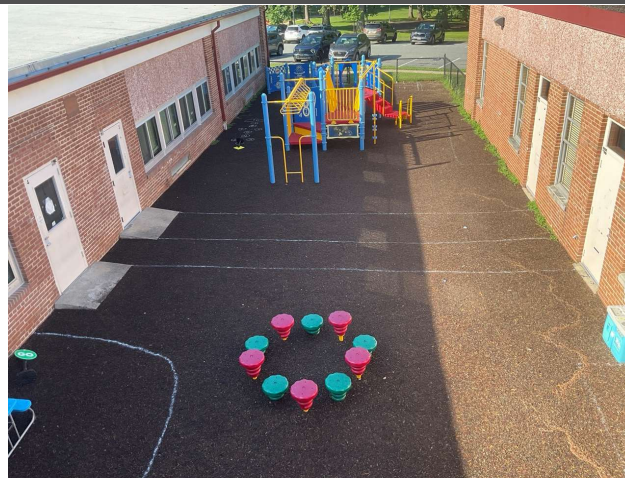


30 - SECONDARY PARKING AREA

Photographic Overview



31 - SITE SPORTS COURT



32 - SITE PLAYGROUND AREA



33 - PORTABLES



34 - STORAGE SHED





Appendix B:

Site Plan(s)

Site Plan



 BUREAU VERITAS	Project Number	Project Name	
	172559.25R000-209.354	Up County Early Childhood Center at Emory Grove	
	Source	On-Site Date	
	Google Earth	July 9, 2025	

Appendix C:

Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Up County Early Childhood Center at Emory Grove

Name of person completing form: Tonya Williams-Walker / Gregory Gibson

Title / Association w/ property: Coordinator / Building Service Manager

Length of time associated w/ property: 6 years / 3 years

Date Completed: July 9, 2025

Phone Number: 240-740-5960

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 1950	Renovated	
2	Building size in SF	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?	In process of removing portable classrooms from the property		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Inadequate heating and cooling throughout the building		

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?	✗				Cracking/movement of CMU walls in office and multi-purpose room
8	Are there any wall, window, basement or roof leaks?	✗				Roof repairs as needed
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		✗			
10	Are your elevators unreliable, with frequent service calls?				✗	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		✗			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		✗			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	✗				Issues with heating and cooling in building
14	Is the electrical service outdated, undersized, or problematic?		✗			
15	Are there any problems or inadequacies with exterior lighting?		✗			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	✗				Storm water ponding occurs on left side of building sidewalk area
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		✗			
18	ADA: Has an accessibility study been previously performed? If so, when?		✗			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	✗				ADA updates in 2021 to classroom 102 restroom
20	ADA: Has building management reported any accessibility-based complaints or litigation?		✗			
21	Are any areas of the property leased to outside occupants?	✗				Various rooms/areas of school leased by outside parties, as well as used by other MCPS organizations

Signature of Assessor

Signature of POC

Appendix D: **Accessibility Review and Photos**

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Up County Early Childhood Center at Emory

BV Project Number: 172559.25R000-209.354

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		✗		
2	Have any ADA improvements been made to the property since original construction? Describe.	✗			ADA updates in 2021 to classroom 102 restroom
3	Has building management reported any accessibility-based complaints or litigation?		✗		

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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 ?	✗			

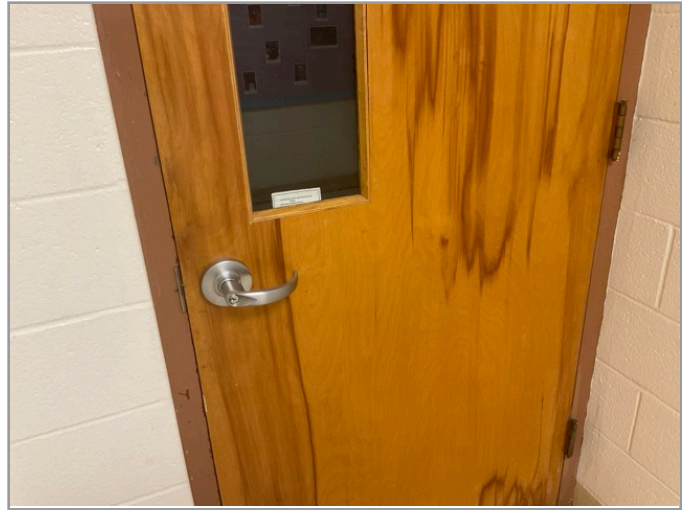
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

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

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 ?		✗		Some sinks missing wraps
5	Are grab bars provided at compliant locations around the toilet ?		✗		Some missing grab bars
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		✗		Some noncompliant toilet stalls

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



SINK CLEARANCE

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) ?			✕	
---	---	--	--	---	--

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



OVERVIEW OF PLAYGROUND



ACCESSIBLE ROUTE TO 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 | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Substructure	Fair	Foundation System, Concrete Strip/Pad Footings w/ Slab, 1-2 Story Building	45,002 SF	25	9506244
B1010	Superstructure	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	45,002 SF	25	9506344
B1010	Office Areas	Poor	Structural Elements, any type, Repairs per Man-Day, Repair	10	0	9506237
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete Panels	1,400 SF	25	9506218
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	2,800 SF	20	9506227
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	8,000 SF	10	9506293
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	600 SF	7	9506279
B2020	Building Exterior	Fair	Glazing, any type by SF	4,700 SF	10	9506361
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	14	10	9506318
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	15	9506262
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	20	20	9506315
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	13,615 SF	5	9506291
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	9506305
B3010	Roof	Fair	Roofing, any type, Cool Reflective Coating	1,950 SF	5	9506346
B3010	Roof	Fair	Roofing, Built-Up	31,387 SF	10	9506337
B3020	Roof	Poor	Roof Appurtenances, Roof Access Ladder, Steel	15 LF	0	9506238
B3060	Roof	Fair	Roof Hatch, Metal	1	8	9506321
Interiors						
C1010	Gymnasium	Fair	Movable Partition, Gym Divider, Basic/Manual	1,000 SF	10	9506366
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	6	15	9506351
C1030	Hallways & Common Areas	Fair	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	12	20	9506270

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	40	15	9506390
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	30	20	9506275
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	38,000 SF	10	9506322
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	12	5	9506383
C2010	Gymnasium	Fair	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick	576 SF	5	9506224
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	63,743 SF	6	9506298
C2010	Restrooms and commercial kitchen	Fair	Wall Finishes, Ceramic Tile	2,800 SF	20	9506265
C2030	Throughout Building	Fair	Flooring, Carpet, Commercial Standard	5,500 SF	3	9506304
C2030	Gymnasium	Fair	Flooring, Maple Sports Floor	4,000 SF	7	9506325
C2030	Commercial Kitchen	Fair	Flooring, Quarry Tile	1,500 SF	25	9506308
C2030	Restrooms	Fair	Flooring, Ceramic Tile	2,000 SF	15	9506272
C2030	Boiler Room and Electrical Rooms	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,200 SF	4	9506226
C2030	Throughout Building	Fair	Flooring, Vinyl Tile (VCT)	30,802 SF	6	9506277
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,000 SF	6	9506334
Conveying						
D1010	Multi-Purpose room stage	Failed	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	0	9506385
Plumbing						
D2010	Boiler Room	Good	Water Heater, Electric, Commercial (36 kW)	1	16	9506362
D2010	Boiler Room	Fair	Backflow Preventer, Domestic Water	1	15	9506269
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	15	9506356
D2010	Sprinkler and domestic water room	Fair	Backflow Preventer, Domestic Water	1	15	9506302
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	45,002 SF	8	9506309
D2010	Restrooms	Fair	Sink/Lavatory, Trough Style	22	10	9506392
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	24	15	9506329
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Single-Level	2	11	9506371

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Urinal, Standard	5	15	9506310
D2010	Hallways & Common Areas	Good	Drinking Fountain, Wall-Mounted, Bi-Level	1	11	9506303
D2010	Hallways & Common Areas	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	3	9506243
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung	5	20	9506271
D2010	Restrooms	Failed	Sink/Lavatory, Wall-Hung, Enameled Steel	4	0	9506352
D2020	Commercial Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter	1	5	9506327
D2030	Boiler Room	Fair	Pump, Sump	1	5	9506235
D2060	Boiler Room	Fair	Air Compressor, Tank-Style	1	10	9506297
D2060	Boiler Room	Good	Supplemental Components, Compressed Air Dryer, Process Support	1	18	9506368
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [Boiler-2]	1	8	9506257
D3020	Throughout Building	Fair	Radiator, Hydronic, Column/Cabinet Style (per EA)	8	15	9506307
D3020	Boiler Room	Fair	Boiler, Gas, HVAC [Boiler-1]	1	8	9506339
D3020	Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank	1	8	9506256
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank	1	18	9506317
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	3	9506342
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	4	9506250
D3030	Roof	Fair	Split System, Interior & Exterior Component Pairing	1	5	9506220
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	5	9506230
D3030	Roof	Fair	Heat Pump, Var Refrig Vol (VRV)	1	3	9506219
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	5	9506359
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	14	2	9506280
D3030	Roof	Fair	Chiller, Air-Cooled	1	18	9506260
D3030	Roof	Fair	Chiller, Air-Cooled	1	18	9506278
D3030	Classrooms General	Fair	Unit Ventilator, approx/nominal 3 Ton	5	10	9506391

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Roof	Fair	Split System Ductless, Single Zone, Condenser & Evaporator	1	4	9506273
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [RTU-3 AP]	1	8	9506349
D3050	Throughout Building	Fair	HVAC System, Hydronic Piping, 2-Pipe	45,002 SF	7	9506380
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted	1	8	9506264
D3050	Boiler Room	Fair	Supplemental Components, Air Separator, HVAC	1	7	9506295
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	10,000 SF	15	9506369
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [RTU-1]	1	8	9506253
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [Pump-4]	1	3	9506330
D3050	Roof	Fair	Make-Up Air Unit, MUA or MAU	1	7	9506378
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating/Chilled Water [Pump-1]	1	3	9506387
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating/Chilled Water [Pump-2]	1	3	9506261
D3050	Boiler Room	Fair	Pump, Distribution, HVAC Heating Water [Pump-3]	1	3	9506375
D3050	Roof	Fair	Packaged Unit, RTU, Roof-Mounted [RTU-2 AP]	1	8	9506354
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	4	3	9506353
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-12]	1	3	9506364
D3060	Roof	Poor	Exhaust Fan, Centrifugal, 12" Damper	2	0	9506242
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-10]	1	3	9506360
D3060	Roof	Fair	Fan, Centrifugal, 16" Diameter	1	10	9506377
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9506290
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9506236
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-6]	1	9	9506347
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	13	9506247
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	1	13	9506386
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	3	9506357
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	5	9506287

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper [EF-3]	1	13	9506311
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-9]	1	3	9506274
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-8]	1	3	9506301
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-4]	1	3	9506350
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper [EF-11]	1	3	9506306
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-1]	1	3	9506312
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9506232
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper	2	3	9506252
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-7]	1	9	9506326
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-5]	1	3	9506263
D3060	Commercial Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	10	9506336
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [EF-2]	1	5	9506341
Fire Protection						
D4010	Sprinkler and domestic water room	Fair	Backflow Preventer, Fire Suppression	1	15	9506288
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	10,000 SF	13	9506267
D4010	Sprinkler and domestic water room	Fair	Fire Riser, Wet Standpipe, 6 IN	1	28	9506221
D4010	Building Exterior	Fair	Supplemental Components, Fire Department Connection, Double	1	18	9506345
Electrical						
D5010	Building Exterior	Fair	Generator, Gas or Gasoline	1	14	9506268
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS Non-Life Safety]	1	14	9506384
D5010	Electrical Room	Fair	Automatic Transfer Switch, ATS [ATS Life Safety]	1	14	9506285
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V [MDP Panel-1]	1	3	9506374
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V	1	3	9506222
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V	1	17	9506281
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9506365

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V [Panel-1]	1	17	9506316
D5020	Electrical Room	Fair	Distribution Panel, 120/208 V	1	17	9506324
D5020	Boiler Room	Fair	Secondary Transformer, Dry, Stepdown	1	3	9506282
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [Transformer-1 Non-Life Safety]	1	19	9506367
D5020	Electrical Room	Fair	Secondary Transformer, Dry, Stepdown [Transformer-2 Life Safety]	1	19	9506249
D5020	Electrical Room	Fair	Distribution Panel, 277/480 V [Panel-2]	1	17	9506331
D5020	Boiler Room	Fair	Distribution Panel, 277/480 V [MDP Panel-2]	1	3	9506259
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, High Density/Complexity	45,002 SF	18	9506300
D5040	Gymnasium	Fair	High Intensity Discharge (HID) Fixtures, Metal Halide, Gymnasium Lighting, 400 W	16	5	9506255
D5040	Building Exterior	Good	Exterior Light, any type, w/ LED Replacement	12	15	9506286
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	45,002 SF	8	9506231
Fire Alarm & Electronic Systems						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	45,002 SF	10	9506373
D6060	Office Areas	Fair	Intercom/Public Address Component, Master Station	1	5	9506251
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	45,002 SF	7	9506358
D7050	Vestibule	Fair	Fire Alarm Panel, Annunciator	1	4	9506284
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	45,002 SF	8	9506370
D7050	Building service office	Fair	Fire Alarm Panel, Fully Addressable	1	4	9506340
D8010	Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	45,002 SF	2	9506376
Equipment & Furnishings						
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	5	9506233
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 3 to 6 LF	1	8	9506239
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	8	9506266
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	7	9506382
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	9506299

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	9506245
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	15	9506228
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	10	9506292
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich	1	7	9506248
E1030	Roof (Commercial Kitchen)	Fair	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	2	8	9506296
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refigerator/Freezer	1	8	9506389
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator , Chest	1	5	9506223
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	8	9506338
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Walk-In, Freezer	1	10	9506234
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Freezer, 2-Door Reach-In	1	8	9506229
E1040	Hallways & Common Areas	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	9506289
E1060	Staff lounge	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	5	9506323
E1060	Staff lounge	Good	Residential Appliances, Refrigerator, 14 to 18 CF	1	11	9506320
E1060	Health room	Fair	Residential Appliances, Refrigerator, 14 to 18 CF	1	2	9506258
E1070	Gymnasium	Failed	Basketball Backboard, Wall-Mounted, Fixed, Fixed	1	0	9506333
E1070	Gymnasium	Fair	Basketball Backboard, Wall-Mounted, Fixed, Fixed	5	10	9506294
E2010	Staff lounge	Good	Casework, Cabinetry, Standard	12 LF	16	9506328
E2010	Classrooms General	Fair	Casework, Cabinetry, Standard	220 LF	6	9506363
E2010	Classrooms General	Good	Smart Board, Interactive Digital White Board	8	8	9506240
E2010	Classrooms General	Good	Casework, Cabinetry, Standard	70 LF	16	9506254
Follow-up Studies						
P2030	Mechanical Study	Poor	Engineering Study, Mechanical, General Design	1	0	9506313
P2030	Structural Study	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	9541396
Accessibility						
Y1050	Staff lounge	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	1	0	9506332

Component Condition Report | Up County Early Childhood Center at Emory Grove / Main Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Y1050	Restrooms	NA	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	6	0	9506276
Y1050	Restrooms	NA	ADA Restrooms, Grab Bars & Blocking, Install	6	0	9506355
Y1050	Restrooms	NA	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	6	0	9506348
Y1060	Staff lounge	NA	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	1	0	9506372
Y1090	ADA study	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	9506381

Component Condition Report | Up County Early Childhood Center at Emory Grove / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3010	Covered walkway front	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	9541282
B3010	Covered walkway front	Fair	Roofing, Metal Corrugated	2,100 SF	10	9541281
Electrical						
D5040	Covered walkway front	Failed	Exterior Light, any type, w/ LED Replacement	7	0	9506106
Special Construction & Demo						
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	10	9506117
F1020	Covered walkway front	Fair	Covered Walkway, any type, Prep & Paint	2,100 SF	5	9506109
F1020	Site General	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	75 SF	10	9506110
F1020	Site General	Good	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	20	9506121
Pedestrian Plazas & Walkways						
G2020	Site Parking Areas	Poor	Parking Lots, Pavement, Asphalt, Cut & Patch	1,200 SF	0	9506105
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	56,776 SF	2	9506126
G2020	Site Parking Areas	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	56,776 SF	10	9506112
G2030	Site General	Fair	Sidewalk, Concrete, Large Areas	7,500 SF	20	9506104
G2030	Site General	Poor	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	2	0	9506129
Athletic, Recreational & Playfield Areas						

Component Condition Report | Up County Early Childhood Center at Emory Grove / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	7,750 SF	2	9540999
G2050	Site Sports Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	7,750 SF	10	9506132
G2050	Site Sports Fields & Courts	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	3	10	9506113
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Large	1	8	9506118
G2050	Site Playground Areas	NA	Playfield Surfaces, Rubber, Poured-in-Place	5,200 SF	3	9506130
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	10	9506127
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Poured-in-Place	2,000 SF	10	9506135
Sitework						
G2060	Site General	Fair	Park Bench, Metal Powder-Coated	6	12	9506111
G2060	Site General	Fair	Flagpole, Metal	1	15	9506125
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	540 LF	20	9506122
G2060	Site General	Fair	Fences & Gates, Fence, Chain Link 6'	60 LF	20	9506123
G2060	Site General	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	7	9506114
G2080	Building Exterior	Poor	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	2	0	9506120
G4050	Site Parking Areas	Good	Pole Light Fixture, LED Lamp only	8	15	9506124
Utilities						
G3010	Site General	Fair	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	240 LF	10	9506116
G3020	Site General	Fair	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	240 LF	10	9506108
Follow-up Studies						
P2030	Site Drainage Study	Poor	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	0	9506421

Appendix F: Replacement Reserves

Replacement Reserves Report



7/23/2025

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
Up County Early Childhood Center at Emory Grove	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Up County Early Childhood Center at Emory Grove / Main Building	\$99,290	\$0	\$253,666	\$263,511	\$31,492	\$267,621	\$385,828	\$567,358	\$1,350,444	\$3,653	\$1,515,294	\$6,229	\$0	\$83,927	\$138,856	\$402,735	\$234,631	\$206,614	\$745,060	\$72,560	\$442,139	\$7,070,908
Up County Early Childhood Center at Emory Grove / Site	\$21,932	\$0	\$30,805	\$147,737	\$0	\$6,670	\$0	\$37,556	\$44,337	\$0	\$534,493	\$0	\$47,388	\$0	\$0	\$27,816	\$0	\$47,993	\$0	\$0	\$155,145	\$1,101,872
Grand Total	\$121,222	\$0	\$284,472	\$411,248	\$31,492	\$274,291	\$385,828	\$604,914	\$1,394,781	\$3,653	\$2,049,787	\$6,229	\$47,388	\$83,927	\$138,856	\$430,551	\$234,631	\$254,607	\$745,060	\$72,560	\$597,284	\$8,172,780

Up County Early Childhood Center at Emory Grove

Up County Early Childhood Center at Emory Grove / Main Building

Format 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	
B1010	Office Areas	9506237	Structural Elements, any type, Repairs per Man-Day, Repair	0	0	0	10	EA	\$1,100.00	\$11,000	\$11,000																					\$11,000	
B2010	Building Exterior	9506293	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	10	10	8000	SF	\$1.86	\$14,880											\$14,880											\$14,880	
B2010	Building Exterior	9506227	Exterior Walls, Metal Siding, Replace	40	20	20	2800	SF	\$11.00	\$30,800																				\$30,800		\$30,800	
B2020	Building Exterior	9506361	Glazing, any type by SF, Replace	30	20	10	4700	SF	\$55.00	\$258,500											\$258,500											\$258,500	
B2020	Building Exterior	9506279	Storefront, Glazing & Framing, Replace	30	23	7	600	SF	\$55.00	\$33,000								\$33,000														\$33,000	
B2050	Building Exterior	9506318	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	14	EA	\$1,300.00	\$18,200											\$18,200											\$18,200	
B2050	Building Exterior	9506315	Exterior Door, Steel, Commercial, Replace	40	20	20	20	EA	\$4,060.00	\$81,200																				\$81,200		\$81,200	
B2050	Building Exterior	9506262	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	2	EA	\$3,200.00	\$6,400																\$6,400						\$6,400	
B3010	Roof	9506305	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																					\$1,100	
B3010	Roof	9506291	Roofing, Modified Bitumen, Replace	20	15	5	13615	SF	\$10.00	\$136,150						\$136,150																\$136,150	
B3010	Roof	9506346	Roofing, any type, Cool Reflective Coating, Replace	10	5	5	1950	SF	\$1.60	\$3,120						\$3,120											\$3,120						\$6,240
B3010	Roof	9506337	Roofing, Built-Up, Replace	25	15	10	31387	SF	\$14.00	\$439,418											\$439,418											\$439,418	
B3020	Roof	9506238	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	40	0	15	LF	\$90.00	\$1,350	\$1,350																					\$1,350	
B3060	Roof	9506321	Roof Hatch, Metal, Replace	30	22	8	1	EA	\$1,300.00	\$1,300									\$1,300													\$1,300	
C1010	Gymnasium	9506366	Movable Partition, Gym Divider, Basic/Manual, Replace	25	15	10	1000	SF	\$15.70	\$15,700											\$15,700											\$15,700	
C1030	Throughout Building	9506351	Interior Door, Steel, Standard, Replace	40	25	15	6	EA	\$600.00	\$3,600																\$3,600						\$3,600	
C1030	Throughout Building	9506390	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	25	15	40	EA	\$2,100.00	\$84,000																\$84,000						\$84,000	
C1030	Hallways & Common Areas	9506270	Interior Door, Steel, Fire-Rated at 90 Minutes or Over, Replace	40	20	20	12	EA	\$950.00	\$11,400																				\$11,400		\$11,400	
C1030	Throughout Building	9506275	Interior Door, Wood, Solid-Core, Replace	40	20	20	30	EA	\$700.00	\$21,000																				\$21,000		\$21,000	
C1070	Throughout Building	9506322	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	38000	SF	\$3.50	\$133,000											\$133,000											\$133,000	
C1090	Restrooms	9506383	Toilet Partitions, Plastic/Laminate, Replace	20	15	5	12	EA	\$750.00	\$9,000						\$9,000																\$9,000	
C2010	Restrooms and commercial kitchen	9506265	Wall Finishes, Ceramic Tile, Replace	40	20	20	2800	SF	\$18.00	\$50,400																				\$50,400		\$50,400	
C2010	Gymnasium	9506224	Wall Finishes, Gym Wall Pads, Secured and 1.5" Thick, Replace	15	10	5	576	SF	\$16.80	\$9,677						\$9,677														\$9,677		\$19,354	
C2010	Throughout Building	9506298	Wall Finishes, any surface, Prep & Paint	10	4	6	63743	SF	\$1.50	\$95,615							\$95,615											\$95,615					\$191,229
C2030	Boiler Room and Electrical Rooms	9506226	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	1200	SF	\$1.50	\$1,800						\$1,800									\$1,800							\$3,600	
C2030	Restrooms	9506272	Flooring, Ceramic Tile, Replace	40	25	15	2000	SF	\$18.00	\$36,000																\$36,000						\$36,000	
C2030	Throughout Building	9506277	Flooring, Vinyl Tile (VCT), Replace	15	9	6	30802	SF	\$5.00	\$154,010							\$154,010																\$154,010
C2030	Throughout Building	9506304	Flooring, Carpet, Commercial Standard, Replace	10	7	3	5500	SF	\$7.50	\$41,250					\$41,250										\$41,250							\$82,500	
C2030	Gymnasium	9506325	Flooring, Maple Sports Floor, Replace	30	23	7	4000	SF	\$17.00	\$68,000								\$68,000														\$68,000	
C2050	Throughout Building	9506334	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	3000	SF	\$2.00	\$6,000							\$6,000										\$6,000					\$12,000	
D1010	Multi-Purpose room stage	9506385	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	25	0	1	EA	\$17,000.00	\$17,000	\$17,000																					\$17,000	
D2010	Boiler Room	9506362	Water Heater, Electric, Commercial (36 kW), Replace	20	4	16	1	EA	\$18,500.00	\$18,500																	\$18,500					\$18,500	
D2010	Throughout Building	9506309	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	32	8	45002	SF	\$11.00	\$495,022									\$495,022													\$495,022	
D2010	Boiler Room	9506269	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																\$3,200						\$3,200	
D2010	Sprinkler and domestic water room	9506302	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	\$3,200.00	\$3,200																\$3,200						\$3,200	
D2010	Restrooms	9506352	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	30	0	4	EA	\$1,700.00	\$6,800	\$6,800																					\$6,800	
D2010	Hallways & Common Areas	9506243	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	1	EA	\$1,200.00	\$1,200					\$1,200														\$1,200			\$2,400	
D2010	Restrooms	9506392	Sink/Lavatory, Trough Style, Replace	30	20	10	22	EA	\$2,500.00	\$55,000											\$55,000											\$55,000	
D2010	Hallways & Common Areas	9506371	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	4	11	2	EA	\$1,200.00	\$2,400															\$2,400							\$2,400	
D2010	Hallways & Common Areas	9506303	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	4	11	1	EA	\$1,500.00	\$1,500															\$1,500							\$1,500	
D2010	Restrooms	9506356	Shower, Ceramic Tile, Replace	30	15	15	2	EA	\$2,500.00	\$5,000																\$5,000						\$5,000	
D2010	Restrooms	9506329	Toilet, Commercial Water Closet, Replace	30	15	15	24	EA	\$1,300.00	\$31,200																\$31,200						\$31,200	
D2010	Restrooms	9506310	Urinal, Standard, Replace	30	15	15	5	EA	\$1,100.00	\$5,500																\$5,500						\$5,500	
D2010	Restrooms	9506271	Sink/Lavatory, Wall-Hung, Replace	30	10	20	5	EA	\$1,700.00	\$8,500																				\$8,500		\$8,500	

Replacement Reserves Report



7/23/2025

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
E2010	Staff lounge	9506328	Casework, Cabinetry, Standard, Replace	20	4	16	12	LF	\$300.00	\$3,600																	\$3,600					\$3,600
E2010	Classrooms General	9506254	Casework, Cabinetry, Standard, Replace	20	4	16	70	LF	\$300.00	\$21,000																	\$21,000					\$21,000
E2010	Classrooms General	9506240	Smart Board, Interactive Digital White Board, Replace	10	2	8	8	EA	\$3,162.00	\$25,296									\$25,296										\$25,296			\$50,592
P2030	Mechanical Study	9506313	Engineering Study, Mechanical, General Design,	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000
P2030	Structural Study	9541396	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	\$10,000.00	\$10,000	\$10,000																					\$10,000
Y1050	Staff lounge	9506332	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	1	EA	\$80.00	\$80	\$80																					\$80
Y1050	Restrooms	9506276	ADA Restrooms, Lavatory, Pipe Wraps/Insulation, Install	0	0	0	6	EA	\$80.00	\$480	\$480																					\$480
Y1050	Restrooms	9506355	ADA Restrooms, Grab Bars & Blocking, Install	0	0	0	6	EA	\$1,800.00	\$10,800	\$10,800																					\$10,800
Y1050	Restrooms	9506348	ADA Restrooms, Toilet Partitions, Location/Clearance, Modify	0	0	0	6	EA	\$800.00	\$4,800	\$4,800																					\$4,800
Y1060	Staff lounge	9506372	ADA Kitchen & Laundry Areas, Sink/Counter/Maneuverability, Full Reconfiguration, Renovate	0	0	0	1	EA	\$15,000.00	\$15,000	\$15,000																					\$15,000
Y1090	ADA study	9506381	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	\$7,500.00	\$7,500	\$7,500																					\$7,500
Totals, Unescalated											\$99,290	\$0	\$239,105	\$241,150	\$27,980	\$230,852	\$323,125	\$461,314	\$1,066,053	\$2,800	\$1,127,521	\$4,500	\$0	\$57,150	\$91,800	\$258,500	\$146,215	\$125,005	\$437,644	\$41,380	\$244,802	\$5,226,185
Totals, Escalated (3.0% inflation, compounded annually)											\$99,290	\$0	\$253,666	\$263,511	\$31,492	\$267,621	\$385,828	\$567,358	\$1,350,444	\$3,653	\$1,515,294	\$6,229	\$0	\$83,927	\$138,856	\$402,735	\$234,631	\$206,614	\$745,060	\$72,560	\$442,139	\$7,070,908

Up County Early Childhood Center at Emory Grove / 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
B3010	Covered walkway front	9541281	Roofing, Metal Corrugated, Replace	40	30	10	2100	SF	\$6.10	\$12,810										\$12,810												\$12,810
B3010	Covered walkway front	9541282	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	\$1,100.00	\$1,100	\$1,100																					\$1,100
D5040	Covered walkway front	9506106	Exterior Light, any type, w/ LED Replacement, Replace	20	20	0	7	EA	\$400.00	\$2,800	\$2,800																		\$2,800			\$5,600
F1020	Covered walkway front	9506109	Covered Walkway, any type, Prep & Paint	10	5	5	2100	SF	\$2.74	\$5,754					\$5,754									\$5,754								\$11,508
F1020	Site General	9506117	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	50	SF	\$60.00	\$3,000										\$3,000												\$3,000
F1020	Site General	9506110	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	25	10	75	SF	\$60.00	\$4,500										\$4,500												\$4,500
F1020	Site General	9506121	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	15	20	50	SF	\$60.00	\$3,000																			\$3,000			\$3,000
G2020	Site Parking Areas	9506105	Parking Lots, Pavement, Asphalt, Cut & Patch	0	0	0	1200	SF	\$5.50	\$6,600	\$6,600																					\$6,600
G2020	Site Parking Areas	9506126	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	56776	SF	\$0.45	\$25,549			\$25,549				\$25,549					\$25,549					\$25,549					\$102,197
G2020	Site Parking Areas	9506112	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	56776	SF	\$3.50	\$198,716										\$198,716												\$198,716
G2030	Site General	9506129	Sidewalk, any pavement type, Sectional Repairs (per Man-Day), Repair	0	0	0	2	EA	\$1,000.00	\$2,000	\$2,000																					\$2,000
G2030	Site General	9506104	Sidewalk, Concrete, Large Areas, Replace	50	30	20	7500	SF	\$9.00	\$67,500																			\$67,500			\$67,500
G2050	Site Sports Court	9540999	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	7750	SF	\$0.45	\$3,488			\$3,488			\$3,488					\$3,488					\$3,488						\$13,950
G2050	Site Sports Court	9506132	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Mill & Overlay	25	15	10	7750	SF	\$3.50	\$27,125										\$27,125												\$27,125
G2050	Site Sports Fields & Courts	9506113	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	15	10	3	EA	\$4,750.00	\$14,250										\$14,250												\$14,250
G2050	Site Playground Areas	9506130	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	17	3	5200	SF	\$26.00	\$135,200			\$135,200																			\$135,200
G2050	Site Playground Areas	9506118	Play Structure, Multipurpose, Large, Replace	20	12	8	1	EA	\$35,000.00	\$35,000							\$35,000															\$35,000
G2050	Site Playground Areas	9506127	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	\$10,000.00	\$10,000										\$10,000												\$10,000
G2050	Site Playground Areas	9506135	Playfield Surfaces, Rubber, Poured-in-Place, Replace	20	10	10	2000	SF	\$26.00	\$52,000										\$52,000												\$52,000
G2060	Site General	9506111	Park Bench, Metal Powder-Coated, Replace	20	8	12	6	EA	\$700.00	\$4,200											\$4,200											\$4,200
G2060	Site General	9506122	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	540	LF	\$21.00	\$11,340																		\$11,340				\$11,340
G2060	Site General	9506123	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	60	LF	\$21.00	\$1,260																		\$1,260				\$1,260
G2060	Site General	9506114	Signage, Property, Building or Pole-Mounted, Replace/Install	20	13	7	1	EA	\$1,500.00	\$1,500							\$1,500															\$1,500
G2060	Site General	9506125	Flagpole, Metal, Replace	30	15	15	1	EA	\$2,500.00	\$2,500															\$2,500							\$2,500
G2080	Building Exterior	9506120	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	0	0	0	2	EA	\$1,216.00	\$2,432	\$2,432																					\$2,432
G3010	Site General	9506116	Piping & Valves, Piping Copper, Site Water, 4 IN, Replace/Install	40	30	10	240	LF	\$205.60	\$49,344										\$49,344												\$49,344
G3020	Site General	9506108	Piping & Valves, Piping PVC, Site Sanitary, 8 IN, Replace/Install	40	30	10	240	LF	\$108.20	\$25,968										\$25,968												\$25,968
G4050	Site Parking Areas	9506124	Pole Light Fixture, LED Lamp only, Replace	20	5	15	8	EA	\$1,200.00	\$9,600															\$9,600							\$9,600
P2030	Site Drainage Study	9506421	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	0	0	1	EA	\$7,000.00	\$7,000	\$7,000																					\$7,000
Totals, Unescalated											\$21,932	\$0	\$29,037	\$135,200	\$0	\$5,754	\$0	\$30,537	\$35,000	\$0	\$397,713	\$0	\$33,237	\$0	\$0	\$17,854	\$0	\$29,037	\$0	\$0	\$85,900	\$821,200
Totals, Escalated (3.0% inflation, compounded annually)											\$21,932	\$0	\$30,805	\$147,737	\$0	\$6,670	\$0	\$37,556	\$44,337	\$0	\$534,493	\$0	\$47,388	\$0	\$0	\$27,816	\$0	\$47,993	\$0	\$0	\$155,145	\$1,101,872

* 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	9506385	D1010	Vertical Lift	Wheelchair, 5' Rise		Up County Early Childhood Center at Emory Grove / Main Building	Multi-Purpose room stage	Savaria					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D20 Plumbing													
1	9506362	D2010	Water Heater	Electric, Commercial (36 kW)	80 GAL	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	State Industries, Inc.	CSB-82-36-SFE 100	2135125957190	2021		
2	9506269	D2010	Backflow Preventer	Domestic Water	1.5 IN	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Watts Regulator	909 Q1	558357			
3	9506302	D2010	Backflow Preventer	Domestic Water	1.5 IN	Up County Early Childhood Center at Emory Grove / Main Building	Sprinkler and domestic water room	Zurn					
4	9506327	D2020	Grease Trap/Interceptor	Grease Trap/Interceptor, Undercounter		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen						
5	9506235	D2030	Pump	Sump	3 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room						
6	9506297	D2060	Air Compressor	Tank-Style	2 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Quincy Compressor					
7	9506368	D2060	Supplemental Components	Compressed Air Dryer, Process Support	2 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Hankison	HPR5-10	23C115HPR100290	2023		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D30 HVAC													
1	9506339	D3020	Boiler [Boiler-1]	Gas, HVAC	1950 MBH	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	RBI	33DB1950NACSS	050331914	2003		
2	9506257	D3020	Boiler [Boiler-2]	Gas, HVAC	1950 MBH	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	RBI	33DB1950NACSS		2003		
3	9506307	D3020	Radiator	Hydronic, Column/Cabinet Style (per EA)		Up County Early Childhood Center at Emory Grove / Main Building	Throughout Building						8
4	9506317	D3020	Boiler Supplemental Components	Expansion Tank	200 GAL	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible	2003		
5	9506260	D3030	Chiller	Air-Cooled	50 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Daikin Industries	AGZ050EDSEMNN00	STNU180500129	2018		
6	9506278	D3030	Chiller	Air-Cooled	50 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Daikin Industries	AGZ050EDSEMNN00	STNU180400076	2018		
7	9506342	D3030	Heat Pump	Var Refrig Vol (VRV)	8 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Daikin Industries	REYQ96PBTJ	Illegible	2013		
8	9506219	D3030	Heat Pump	Var Refrig Vol (VRV)	8 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Daikin Industries	REYQ96PBTJ	Illegible	2013		
9	9506220	D3030	Split System	Interior & Exterior Component Pairing	4 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	York	Inaccessible	Inaccessible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9506250	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	1.5 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Fujitsu	Illegible	Illegible			
11	9506230	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	3.5 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Mitsubishi Electric	PUY-A42NHA5	2ZU00596A			
12	9506359	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	2 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Mitsubishi Electric	Illegible	81U00596B			
13	9506273	D3030	Split System Ductless	Single Zone, Condenser & Evaporator	2 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Mitsubishi Electric	PUY-A24NHA4	34U12524C	2014		
14	9506280	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Classrooms General	Herman Nelson					14
15	9506391	D3030	Unit Ventilator	approx/nominal 3 Ton	1250 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Classrooms General						5
16	9506387	D3050	Pump [Pump-1]	Distribution, HVAC Heating/Chilled Water	7.5 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2003		
17	9506261	D3050	Pump [Pump-2]	Distribution, HVAC Heating/Chilled Water	7.5 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2003		
18	9506375	D3050	Pump [Pump-3]	Distribution, HVAC Heating Water	3 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2003		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
19	9506330	D3050	Pump [Pump-4]	Distribution, HVAC Heating Water	3 HP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Bell & Gossett	Illegible	Illegible	2003		
20	9506378	D3050	Make-Up Air Unit	MUA or MAU	2500 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	CaptiveAire Systems	D78	No dataplate			
21	9506264	D3050	Packaged Unit	RTU, Roof-Mounted	4 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	AAON, Inc.	No dataplate	No dataplate	2013		
22	9506253	D3050	Packaged Unit [RTU-1]	RTU, Roof-Mounted	3 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	AAON, Inc.	RQ-003-3-V-EB09-319	201304-AYGC05394	2013		
23	9506354	D3050	Packaged Unit [RTU-2 AP]	RTU, Roof-Mounted	15 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	AaoN, Inc.	RN-015-3-0-EB09-3F9	201304-ANGL28451	2013		
24	9506349	D3050	Packaged Unit [RTU-3 AP]	RTU, Roof-Mounted	10 TON	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Aaon, Inc.	RN-010-3-0-EB09-3K9	201304-ANGJ28456	2013		
25	9506353	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			4
26	9506242	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			2
27	9506247	D3060	Exhaust Fan	Centrifugal, 12" Damper	870 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Company	160 PR 16 PR	143SE58005-01/0000702	2013		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
28	9506386	D3060	Exhaust Fan	Centrifugal, 12" Damper	870 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Companye	160 PR 16 PR	143SE58005- 01/0000701	2013		
29	9506252	D3060	Exhaust Fan	Centrifugal, 12" Damper	500 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			2
30	9506357	D3060	Exhaust Fan	Centrifugal, 16" Damper	1200 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
31	9506287	D3060	Exhaust Fan	Roof or Wall-Mounted, 16" Damper	1050 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	CaptiveAire Systems	Illegible	Illegible			
32	9506312	D3060	Exhaust Fan [EF-1]	Centrifugal, 12" Damper	700 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
33	9506360	D3060	Exhaust Fan [EF-10]	Centrifugal, 24" Damper	2400 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
34	9506306	D3060	Exhaust Fan [EF-11]	Centrifugal, 24" Damper	2400 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
35	9506364	D3060	Exhaust Fan [EF-12]	Centrifugal, 12" Damper	200 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Inaccessible	Inaccessible	Inaccessible			
36	9506341	D3060	Exhaust Fan [EF-2]	Centrifugal, 12" Damper	700 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Company	1003CB	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
37	9506311	D3060	Exhaust Fan [EF-3]	Centrifugal, 16" Damper	1800 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Company	165 VCRH 165VH5B	143SE88802-00/0000701	2013		
38	9506350	D3060	Exhaust Fan [EF-4]	Centrifugal, 12" Damper	700 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
39	9506263	D3060	Exhaust Fan [EF-5]	Centrifugal, 12" Damper	1000 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
40	9506347	D3060	Exhaust Fan [EF-6]	Centrifugal, 12" Damper	150 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Company	60 ACE 60C3B	143SC70356-00/0000701	2009		
41	9506326	D3060	Exhaust Fan [EF-7]	Centrifugal, 12" Damper	150 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Loren Cook Company	60 ACE 6003B	143SC70356-00/0000702	2009		
42	9506301	D3060	Exhaust Fan [EF-8]	Centrifugal, 12" Damper	800 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
43	9506274	D3060	Exhaust Fan [EF-9]	Centrifugal, 12" Damper	1000 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	No dataplate	No dataplate	No dataplate			
44	9506377	D3060	Fan	Centrifugal, 16" Diameter	1200 CFM	Up County Early Childhood Center at Emory Grove / Main Building	Roof	Dayton Electric	20FT11	20037624 220			
45	9506290	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Mars Air Systems	LPN36-1UA-0B	467435			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
46	9506236	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Mars Air Systems	LPN36-1UA-0B	465687			
47	9506232	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Mars Air Systems	NH48-1UA-BG	468435			
48	9506336	D3060	Supplemental Components	Air Curtain, 5' Wide Non-Heated		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Mars Air Systems	NH48-1UA-BG	568434			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D40 Fire Protection													
1	9506288	D4010	Backflow Preventer	Fire Suppression	6 IN	Up County Early Childhood Center at Emory Grove / Main Building	Sprinkler and domestic water room	Watts Regulator	774DCDA	1152320213			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D50 Electrical													
1	9506268	D5010	Generator	Gas or Gasoline	100 KW	Up County Early Childhood Center at Emory Grove / Main Building	Building Exterior	MTU Onsite Energy	MTU 10V0068 GS100	94070600003	2014		
2	9506285	D5010	Automatic Transfer Switch [ATS Life Safety]	ATS	150 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	ASCO	D03ATSA30150NG0C	1088483-009 RE	2014		
3	9506384	D5010	Automatic Transfer Switch [ATS Non-Life Safety]	ATS	150 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	ASCO	D03ATSA30150NG0C	1088483-015 RE	2014		
4	9506365	D5020	Secondary Transformer	Dry, Stepdown	225 KVA	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Hevi-Duty Electric	NA	NA			
5	9506282	D5020	Secondary Transformer	Dry, Stepdown	15 KVA	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Hevi-Duty Electric	NA	NA			
6	9506367	D5020	Secondary Transformer [Transformer-1 Non-Life Safety]	Dry, Stepdown	45 KVA	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
7	9506249	D5020	Secondary Transformer [Transformer-2 Life Safety]	Dry, Stepdown	45 KVA	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
8	9506324	D5020	Distribution Panel	120/208 V	225 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
9	9506222	D5020	Distribution Panel	277/480 V	225 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Federal Pacific	NA	NA			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9506281	D5020	Distribution Panel	277/480 V	250 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
11	9506374	D5020	Distribution Panel [MDP Panel-1]	277/480 V	1000 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Federal Pacific / Westinghouse	NA	NA			
12	9506259	D5020	Distribution Panel [MDP Panel-2]	277/480 V	1000 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Boiler Room	Federal Pacific	NA	NA			
13	9506316	D5020	Distribution Panel [Panel-1]	120/208 V	225 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
14	9506331	D5020	Distribution Panel [Panel-2]	277/480 V	250 AMP	Up County Early Childhood Center at Emory Grove / Main Building	Electrical Room	Square D	NA	NA			
15	9506255	D5040	High Intensity Discharge (HID) Fixtures	Metal Halide, Gymnasium Lighting, 400 W		Up County Early Childhood Center at Emory Grove / Main Building	Gymnasium						16

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D60 Communications													
1	9506251	D6060	Intercom/Public Address Component	Master Station		Up County Early Childhood Center at Emory Grove / Main Building	Office Areas	Rauland					

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
D70 Electronic Safety & Security													
1	9506340	D7050	Fire Alarm Panel	Fully Addressable		Up County Early Childhood Center at Emory Grove / Main Building	Building service office	Honeywell	MS9600UDLS	No dataplate			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
E10 Equipment													
1	9506233	E1030	Foodservice Equipment	Convection Oven, Double		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Blodgett	No dataplate	021313ZA041T			
2	9506239	E1030	Foodservice Equipment	Exhaust Hood, 3 to 6 LF		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	CaptiveAire Systems					
3	9506382	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	FWE	No dataplate	No dataplate			
4	9506245	E1030	Foodservice Equipment	Food Warmer, Proofing Cabinet on Wheels		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Colorpoint	CH2M-CPA	D13B40973C			
5	9506229	E1030	Foodservice Equipment	Freezer, 2-Door Reach-In		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	True Manufacturing Co	TS-49F-HC	9009035			
6	9506248	E1030	Foodservice Equipment	Prep Table Refrigerated, Salad/Sandwich		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Colorpoint	60-CFT	D13C40974C			
7	9506223	E1030	Foodservice Equipment	Refrigerator , Chest		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Continental Refrigerator	MC5-SS-S	15614210			
8	9506299	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Beverage-Air Corporation	HBR23-1G	10700053			
9	9506338	E1030	Foodservice Equipment	Refrigerator, 1-Door Reach-In		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Beverage-Air	PRD1-1AS-XDX/005-139	10700904			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
10	9506228	E1030	Foodservice Equipment	Sink, 3-Bowl		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen						
11	9506296	E1030	Foodservice Equipment	Walk-In, Condenser for Refrigerator/Freezer		Up County Early Childhood Center at Emory Grove / Main Building	Roof (Commercial Kitchen)	BOHN					2
12	9506266	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	BOHN					
13	9506389	E1030	Foodservice Equipment	Walk-In, Evaporator for Refrigerator/Freezer		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	BOHN					
14	9506234	E1030	Foodservice Equipment	Walk-In, Freezer		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Thermo-Kool		56580 ACMD			
15	9506292	E1030	Foodservice Equipment	Walk-In, Refrigerator		Up County Early Childhood Center at Emory Grove / Main Building	Commercial Kitchen	Thermo-Kool		56580 ACMD			
16	9506289	E1040	Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted		Up County Early Childhood Center at Emory Grove / Main Building	Hallways & Common Areas						