



**BUREAU  
VERITAS**

# FACILITY CONDITION ASSESSMENT

*prepared for*

## **Montgomery County Public Schools**

45 West Gude Drive, Suite 4000

Rockville, MD 20850



MacDonal Knolls Early Childhood Center  
10611 Tenbrook Drive  
Silver Spring, MD 20901

### **PREPARED BY:**

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### **BV PROJECT #:**

*172559.25R000-210.354*

### **DATE OF REPORT:**

*May 15, 2026*

### **ON SITE DATE:**

*January 16, 2026*

**Bureau Veritas**

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# 1. Executive Summary

## Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Preschool campus
<b>Number of Buildings</b>	1
<b>Main Address</b>	10611 Tenbrook Drive, Silver Spring, MD 20901
<b>Site Developed</b>	1955 Renovated 2018
<b>Outside Occupants / Leased Spaces</b>	Daycare area leased by outside parties
<b>Date(s) of Visit</b>	January 16, 2026
<b>Management Point of Contact</b>	Montgomery County Public Schools Mr. Greg Kellner Facilities Manager, Office of Facilities Management Direct 240.740.7746 <a href="mailto:Gregory_Kellner@mcpsmd.org">Gregory_Kellner@mcpsmd.org</a>
<b>On-site Point of Contact (POC)</b>	Cathy Mills, Building Service Manager
<b>Assessment &amp; Report Prepared By</b>	Allister Demas
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<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



## Campus Findings and Deficiencies

### Historical Summary

The MacDonald Knolls Early Childhood Center is a one-story 32,400 square foot building constructed in 1955 and underwent a major renovation in 2018. In 2025 a major façade renovation was done to replace all exterior wood trim. The building houses a preschool at the front and a daycare facility at the rear. Overall, the building appears to be in fair condition.

### Architectural

The MacDonald Knolls Early Childhood Center appears structurally sound with no significant areas of settlement or structural-related deficiencies observed or reported. The exterior consists of brick veneer with CMU bearing walls. The primary roof consist of EPDM flat membrane and the secondary roof consists of TPO/PVC flat membrane roofing. The POC reports constant roof leaks throughout the building. The windows are outdated and single pane and the POC reports that windows not sealed and cause drafts into the building. Interior finishes were updated as part of the 2018 and consists of renovation and still appear to be in fair condition. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The majority of the systems were replaced in 2017 and are in good repair. Well-practiced maintenance has resulted in maximum life expectancy from these units. Heating and cooling at the rear portion of the building is provided by 7 single zone, rooftop packaged units located directly over each classroom in addition to 2 boilers. POC reports that the boilers cause the temperatures to vary up and down constantly. Cooling in the rear part of the building is provided by window AC units in each room. Heating in the front of the building is provided by two boiler units and cooling provided by AC window units in each classroom and office.

Most of the electrical service equipment and systems are well maintained and should be replaced during normal life expectancy. As needed electrical systems have been updated as needed and are of adequate size to provide necessary power to all systems. Interior at the front of the building consists of fluorescent lighting. Lighting at the rear part of the building has been updated to LED fixtures in 2025. No major issues were observed or reported.

In general, the plumbing systems are adequate to serve the building, with equipment and fixtures to be updated as needed. The domestic water service is well maintained but POC reports that there are several underground drain leaks and classroom faucet pipes tend to stay clogged. Repairs are anticipated in the near term. The domestic hot water service consists of a mix of original and updated equipment and supply appears to be adequate.

The Fire protection system consist of a hard-wired fire alarm system and wet fire sprinkler systems. The alarm system consists of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices. Building wide fire suppression (sprinkler) systems were observed within most of the building.

## Site

Site improvements and landscaping are in fair condition. The site primarily consists of flatwork, stairs, ramps, and landscaping features within immediate proximity to the building footprint. There is on-site parking with ADA parking and access. Flatwork consist of concrete pavement at the ADA parking. The pedestrian pavement throughout the property is constructed of cast-in-place concrete. Cast-in-place concrete stairs and ramps with metal handrails are provide at the main entrance to the building. The asphalt paving at the front of the building is in fair condition however the paving at the rear of the building is in poor condition. Lifecycle repairs are recommended in the near term. The sport field and play areas are located at the rear and are in good condition.

## Recommended Additional Studies

No additional studies recommended at this time.

## Facility Characteristic Survey

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

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

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

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

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

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

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

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

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

## Facility Condition Index (FCI) Depleted Value

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

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

The FCI Depleted Value of this school is 0.593184.

## Immediate Needs

There are no immediate needs to report.

## Key Findings



### Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC  
Main Building MacDonald Knolls Early  
Childhood Center Roof

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

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$243,100

**\$\$\$\$**

Ponding at parapet walls. Loose membrane at parapet walls. POC reports several roof leaks throughout - AssetCALC ID: 10220409



### Roofing in Poor condition.

Single-Ply Membrane, EPDM  
Main Building MacDonald Knolls Early  
Childhood Center Roof

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

Priority Score: **88.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$199,100

**\$\$\$\$**

POC reports several roof leaks throughout - AssetCALC ID: 10220446



### Glazing in Poor condition.

any type by SF  
Main Building MacDonald Knolls Early  
Childhood Center Building Exterior

Uniformat Code: B2020  
Recommendation: **Replace in 2026**

Priority Score: **87.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$247,500

**\$\$\$\$**

All windows are single pane and significantly aged and weather damaged. - AssetCALC ID: 10220440



### Supplemental Components in Poor condition.

Air Curtain, 5' Wide Heated  
Main Building MacDonald Knolls Early  
Childhood Center Lobby

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

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

**\$\$\$\$**

POC indicated units does work properly and gives off odor. - AssetCALC ID: 10220382



**Roadways in Poor condition.**

Pavement, Asphalt  
 Site MacDonald Knolls Early Childhood Center  
 Rear driveway

Uniformat Code: G2010  
 Recommendation: **Mill & Overlay in 2027**

Priority Score: **84.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$57,800

**\$\$\$\$**

Several potholes and missing surface throughout - AssetCALC ID: 10220516



**Parking Lots in Poor condition.**

Pavement, Concrete  
 Site MacDonald Knolls Early Childhood Center  
 Sidewalk Front of Building

Uniformat Code: G2020  
 Recommendation: **Replace in 2027**

Priority Score: **84.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$1,400

**\$\$\$\$**

Badly cracked sidewalk - AssetCALC ID: 10220499



**Sink/Lavatory in Poor condition.**

Service Sink, Floor  
 Main Building MacDonald Knolls Early  
 Childhood Center Janitor Closet

Uniformat Code: D2010  
 Recommendation: **Replace in 2027**

Priority Score: **83.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$1,000

**\$\$\$\$**

Cracked tile - AssetCALC ID: 10220462



**Sports Apparatus in Poor condition.**

Soccer, Movable Practice Goal  
 Site MacDonald Knolls Early Childhood Center  
 Soccer Field

Uniformat Code: G2050  
 Recommendation: **Replace in 2027**

Priority Score: **82.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$1,400

**\$\$\$\$**

Rusted throughout and nets broken - AssetCALC ID: 10220495



**Picnic Table in Poor condition.**

Wood/Composite/Fiberglass  
 Site MacDonald Knolls Early Childhood Center  
 Site Playground Areas

Uniformat Code: G2060  
 Recommendation: **Replace in 2026**

Priority Score: **81.9**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$1,200

\$\$\$\$

Weather damaged - AssetCALC ID: 10220491



**Suspended Ceilings in Poor condition.**

Acoustical Tile (ACT)  
 Main Building MacDonald Knolls Early  
 Childhood Center Special Needs Classroom

Uniformat Code: C1070  
 Recommendation: **Replace in 2027**

Priority Score: **81.8**

Plan Type:  
 Performance/Integrity

Cost Estimate: \$700

\$\$\$\$

ACT bowed and cracked at special needs entry. - AssetCALC ID: 10220395



**ADA Restrooms**

Restroom Communal, Full Reconfiguration  
 Main Building MacDonald Knolls Early  
 Childhood Center Health Suite

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

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

Bathroom not ADA compliant - AssetCALC ID: 10220432



**ADA Kitchen & Laundry Areas**

Kitchen Sink & Counter, Full Reconfiguration  
 Main Building MacDonald Knolls Early  
 Childhood Center Staff lounge

Uniformat Code: Y1060  
 Recommendation: **Renovate in 2026**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: \$15,000

\$\$\$\$

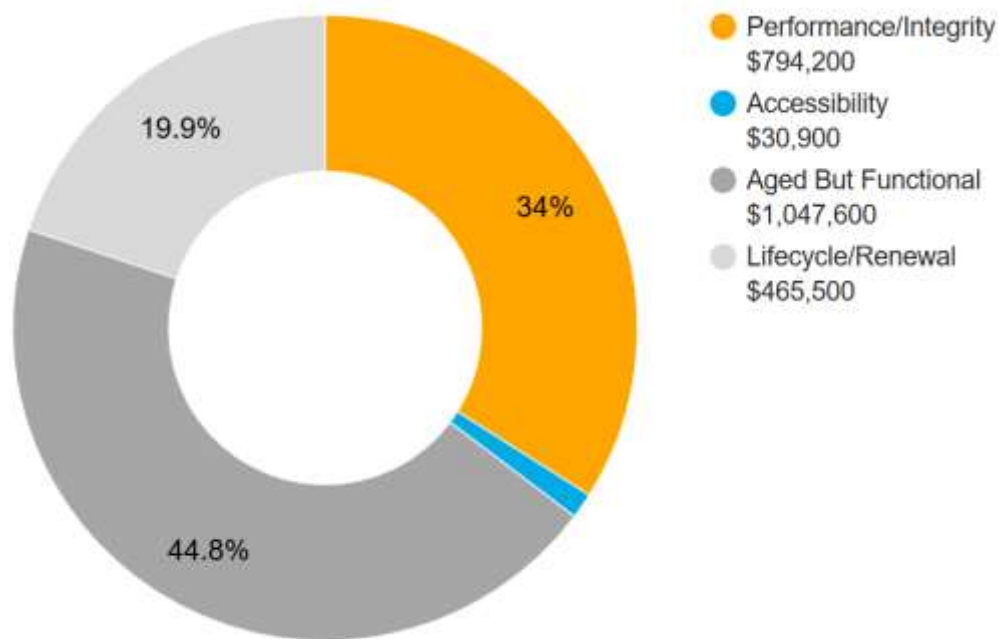
Cabinets and sink not ADA compliant - AssetCALC ID: 10220416

## 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

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Aged But Functional</b>	■	Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
<b>Lifecycle/Renewal</b>	■	Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: \$2,338,200

## 2. Building Information



### Main Building: Systems Summary

<b>Address</b>	10611 Tenbrook Drive, Silver Spring, MD 20901	
<b>GPS Coordinates</b>	39.0306397, -77.0260368	
<b>Constructed/Renovated</b>	1955 / 2018	
<b>Building Area</b>	32,400 SF	
<b>Number of Stories</b>	1 above grade	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
<b>Façade</b>	Wall Finish: Brick Windows: Aluminum	Fair
<b>Roof</b>	Primary: Flat roof construction with single-ply EPDM membrane Secondary: Flat roof construction with single-ply TPO/PVC membrane	Fair
<b>Interiors</b>	Walls: Painted gypsum board, painted and glazed CMU, ceramic tile. Floors: Carpet, VCT, ceramic tile, and sealed concrete Ceilings: Painted gypsum board and ACT. Unfinished/exposed	Fair
<b>Elevators</b>	None	--

<b>Main Building: Systems Summary</b>		
<b>Plumbing</b>	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, feeding fan coil and cabinet terminal units Non-Central System: Packaged units Supplemental components: Window AC units	Fair
<b>Fire Suppression</b>	Wet-pipe sprinkler system and fire extinguishers	Fair
<b>Electrical</b>	Source & Distribution: Main panel with copper wiring Interior Lighting: LED and linear fluorescent Exterior Building-Mounted Lighting: LED Emergency Power: None	Fair
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this building. See the appendix for associated photos and additional information.	
<b>Additional Studies</b>	No additional studies are currently recommended for the building	
<b>Areas Observed</b>	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.	
<b>Key Spaces Not Observed</b>	All key areas of the facility were accessible and observed	

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

<b>System Expenditure Forecast</b>						
<b>System</b>	<b>Immediate</b>	<b>Short Term (1-2 yr)</b>	<b>Near Term (3-5 yr)</b>	<b>Med Term (6-10 yr)</b>	<b>Long Term (11-20 yr)</b>	<b>TOTAL</b>
Structure	-	-	-	-	-	-
Facade	-	\$254,900	\$37,900	-	-	\$292,800
Roofing	-	\$469,100	-	-	\$18,600	\$487,800
Interiors	-	\$700	\$296,000	\$152,000	\$212,200	\$660,900
Plumbing	-	\$1,100	\$24,700	\$33,600	\$12,900	\$72,300
HVAC	-	\$2,900	\$290,500	\$48,700	\$190,200	\$532,200
Fire Protection	-	-	-	-	\$59,000	\$59,000
Electrical	-	-	\$23,000	-	\$39,200	\$62,200
Fire Alarm & Electronic Systems	-	-	\$137,100	\$21,000	\$259,800	\$417,900
Equipment & Furnishings	-	-	\$63,200	\$18,600	\$51,500	\$133,300
Accessibility	-	\$30,900	-	-	-	\$30,900
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$759,600</b>	<b>\$872,400</b>	<b>\$273,900</b>	<b>\$843,400</b>	<b>\$2,749,300</b>

### 3. Site Summary



Site Information		
<b>Site Area</b>	7.63 acres	
<b>Parking Spaces</b>	70 total spaces all in open lots; 3 of which are accessible	
<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Site Pavement</b>	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
<b>Site Development</b>	Building-mounted and Property entrance signage; chain link fencing. Playgrounds and sports fields with fencing, and site lights Limited Park benches, picnic tables, trash receptacles	Fair
<b>Landscaping &amp; Topography</b>	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
<b>Utilities</b>	Municipal water and sewer Local utility-provided electric and natural gas	Fair
<b>Site Lighting</b>	Pole-mounted: LED and metal halide Pedestrian walkway accent lighting	Fair
<b>Ancillary Structures</b>	Storage shed	Fair

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

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

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	\$10,400	\$12,700	-	\$23,100
Site Development	-	\$2,700	\$28,200	\$169,300	\$44,300	\$244,500
Site Pavement	-	\$62,700	\$130,000	\$16,300	\$40,800	\$249,700
Site Utilities	-	-	-	-	\$8,800	\$8,800
<b>TOTALS (3% inflation)</b>	<b>-</b>	<b>\$65,400</b>	<b>\$168,600</b>	<b>\$198,200</b>	<b>\$93,900</b>	<b>\$526,100</b>

## 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:

<b>Accessibility Summary</b>			
<i>Facility</i>	<i>Year Built/ Renovated</i>	<i>Prior Study Provided?</i>	<i>Major/Moderate Issues Observed?</i>
General Site	1955 / 2018	No	No
MacDonald Early Childhood Center	1955 / 2018	No	No

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

## 5. Purpose and Scope

### Purpose

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

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

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

Condition Ratings	
<b>Excellent</b>	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.
<b>Good</b>	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.
<b>Fair</b>	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.
<b>Poor</b>	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.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	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.
- 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

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Montgomery County Public Schools (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of MacDonald Knolls Early Childhood Center, 10611 Tenbrook Drive, Silver Spring, MD 20901, 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.

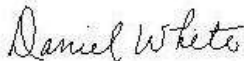
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design 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:** Allister Demas  
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**Reviewed by:**



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## 8. Appendices

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- 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

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## Photographic Overview



1 - FRONT ELEVATION LEFT



2 - FRONT ELEVATION



3 - REAR ELEVATION



4 - LEFT ELEVATION



5 - RECEPTION



6 - PRESCHOOL HALLWAY



### Photographic Overview



7 - TEACHERS OFFICE



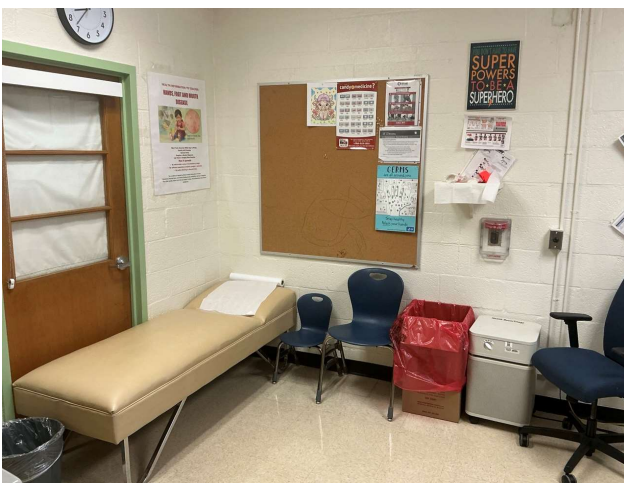
8 - PRESCHOOL CLASSROOM



9 - CONFERENCE ROOM



10 - TYPICAL PRESCHOOL CLASSROOM



11 - HEALTH SUITE



12 - KITCHEN

### Photographic Overview



13 - DAYCARE HALLWAY



14 - INFANT ROOM



15 - TYPICAL DAYCARE CLASSROOM



16 - TYPICAL DAYCARE CLASSROOM



17 - PE ROOM



18 - DAYCARE MULTI-PURPOSE ROOM



### Photographic Overview



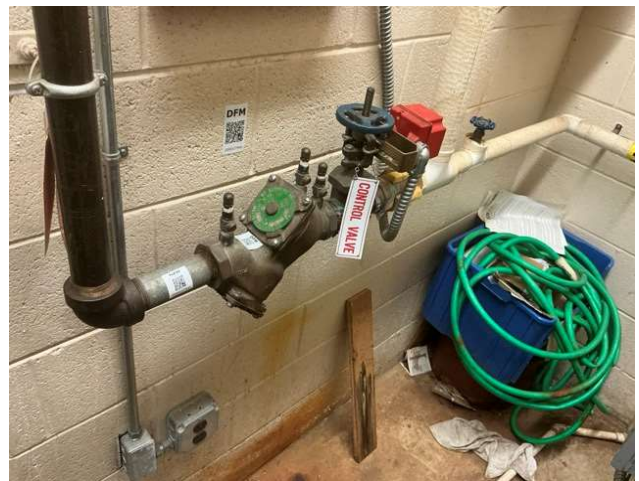
19 - DAYCARE STAFF LOUNGE



20 - TYPICAL RESTROOM



21 - FIRE ALARM PANEL



22 - BACKFLOW PREVENTER



23 - DAYCARE WATER HEATER



24 - DAYCARE BOILERS

### Photographic Overview



25 - PRESCHOOL BOILERS & PUMPS



26 - ROOFTOP MECHANICAL



27 - EXHAUST FAN



28 - ROOFTOP MECHANICAL EQUIPMENT



29 - MAIN PARKING AREA



30 - PLAYGROUND



## Appendix B:

### Site Plan(s)

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# Site Plan



BUREAU  
VERITAS

## Project Number

172559.25R000-210.354

## Source

Google

## Site Name

MacDonald Knolls Early Childhood Center

## On-Site Date

January 16, 2026



## Appendix C:

### Pre-Survey Questionnaire(s)

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# BV Facility Condition Assessment: Pre-Survey Questionnaire

**Building / Facility Name:** MacDonald Knolls ECC  
**Name of person completing form:** Cathy Mills  
**Title / Association with property:** BSM  
**Length of time associated w/ property:** 4 years  
**Date Completed:** 12/03/25  
**Phone Number:** 240-740-5150  
**Method of Completion:** Choose an item.

**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 / renovated	Constructed: 1952		Renovated: 2018
2	Building size in SF	109,593 square foot		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Façade	2025	Replacement of wood trimmings/paint
		Roof	UNK	
		Interiors	UNK	
		HVAC	UNK	
		Electrical	UNK	
		Site Pavement	UNK	
		Accessibility	UNK	
Question		Response		
4	List other significant capital improvements (focus on recent years; provide approximate date).	N/A		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Repave rear asphalt sidewalk and back road. Repair all building drains to properly function.		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Drains are not properly draining causing major issues.		

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?	Y				Down sprouts are causing wall damage to building/crumbling on concrete wall boiler room due to water damage.
8	Are there any wall, window, basement or roof leaks?	Y				Constantly having roof leaks in the same areas. Windows are outsourced causing drafts of air to enter the building.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	Y				Visible mold is seen on window shakers and teachers have made complaints about the air quality in the building.
10	Are your elevators unreliable, with frequent service calls?				N/A	
11	Are there any plumbing leaks, water pressure, or clogging/back-up problems?	Y				Leaks underground drains/building drains and classrooms faucet pipes tend to stay clogged.
12	Have there been any leaks or pressure problems with natural gas, HVAC supply/return lines, or steam service?	Y				HVAC System had issues, but repairs have been made.
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?	Y				Rear wing of daycare the floor boilers rises to different temperatures. Causing rooms to be overheated/overheated.
14	Is the electrical service outdated, undersized, or problematic?	Y				Equipment is outdated.
15	Are there any problems or inadequacies with exterior lighting?	Y				There need to be more pole lights in parking lot/ two lights need to be turned around to face the parking lot and one pole light doesn't work at all.
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	Y				Although parking is not permitted on the left side of the rear back road it has excessive ponding when it rains.
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?	Y				Windows are outdated with poor insulation which causes major drafts and gaps.
18	ADA: Has an accessibility study been previously performed? If so, when?			UNK		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			UNK		
20	ADA: Has building management reported any accessibility-based complaints or litigation?	Y				In the process to install two classroom ramps on daycare side for wheelchair accessibility.
21	Are any areas of the property leased to outside occupants?	Y				The Arc Montgomery County Karasik Family, Infant & Child Care Center

## Appendix D:

### Accessibility Review and Photos

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## Visual Checklist - 2010 ADA Standards for Accessible Design

**Property Name:** MacDonald Knolls Early Childhood Center

**BV Project Number:** 172559.25R000-210.354

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

## Abbreviated Accessibility Checklist

### Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

# Abbreviated Accessibility Checklist

## Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

# Abbreviated Accessibility Checklist

## Building Entrances



MAIN ENTRANCE



ACCESSIBLE ENTRANCE

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

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

## Abbreviated Accessibility Checklist

### Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

Question		Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	✗			
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 ?	✗			
5	Are grab bars provided at compliant locations around the toilet ?	✗			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	✗			

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

# Abbreviated Accessibility Checklist

## Kitchens/Kitchenettes



KITCHEN CABINETS



SINK CLEARANCE

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

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

### Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

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

## Appendix E:

### Component Condition Report

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## Component Condition Report | MacDonald Knolls Early Childhood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Structure</b>						
A1010	Building Exterior	Fair	Foundations, Concrete or CMU Walls w/ Continuous Footings, 1-2 Story Building, 1-2 Story Building	32,400 LF	26	10220445
B1010	Building Exterior	Fair	Structural Framing, Masonry (CMU) Bearing Walls, 1-2 Story Building	32,400 SF	26	10220401
<b>Facade</b>						
B2010	Building Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	18,100 SF	4	10220411
B2020	Building Exterior	Poor	Glazing, any type by SF	4,500 SF	1	10220440
B2050	Building Exterior	Good	Exterior Door, Steel, Commercial	34	33	10220476
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	23	10220410
<b>Roofing</b>						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, EPDM	18,100 SF	2	10220446
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	14,300 SF	2	10220409
B3020	Roof	Good	Roof Appurtenances, Roof Access Ladder, Steel	8 LF	40	10220472
B3020	Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1,410 LF	13	10220394
B3060	Roof	Good	Roof Hatch, Metal	1	23	10220387
<b>Interiors</b>						
C1030	Throughout Building	Good	Interior Door, Steel, Fire-Rated at 90 Minutes or Over	8	33	10220431
C1030	Throughout Building	Fair	Interior Door, Wood, Solid-Core	73	33	10220437
C1030	Throughout Building	Fair	Interior Door, Steel, Standard	4	33	10220381
C1070	Special Needs Classroom	Poor	Suspended Ceilings, Acoustical Tile (ACT)	200 SF	2	10220395
C1070	Throughout Building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	29,800 SF	5	10224170
C1090	Staff lounge	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	6	10220386
C1090	Daycare Restrooms	Fair	Toilet Partitions, Metal	8	5	10220471
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	6	8	10220468
C2010	Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	63,500 SF	4	10220384

## Component Condition Report | MacDonald Knolls Early Childhood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2010	Preschool Restrooms	Fair	Wall Finishes, Ceramic Tile	800 SF	33	10220426
C2030	Daycare	Fair	Flooring, Carpet, Commercial Tile	800 SF	3	10220423
C2030	Utility Rooms/Areas	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	4	10220408
C2030	Preschool Restrooms	Fair	Flooring, Ceramic Tile	400 SF	33	10220451
C2030	Preschool	Fair	Flooring, Vinyl Tile (VCT)	23,500 SF	6	10220422
C2030	Daycare	Fair	Flooring, Vinyl Tile (VCT)	6,000 SF	3	10220457
C2030	Daycare Restrooms	Fair	Flooring, Ceramic Tile	700 SF	5	10220469
C2050	Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,600 SF	4	10220433
C2050	Throughout Building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	600 SF	4	10220380
<b>Plumbing</b>						
D2010	Janitor Closet	Poor	Sink/Lavatory, Service Sink, Floor	1	2	10220462
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	32,400 SF	33	10220425
D2010	Main	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	6	5	10220421
D2010	Daycare Boiler Room	Fair	Backflow Preventer, Domestic Water, 1.5 IN	1	18	10220398
D2010	Daycare Lounge	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	23	10220391
D2010	Daycare Laundry Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	28	10220424
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	32,400 SF	33	10220430
D2010	Daycare Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH), 73 GAL	1	10	10220465
D2010	Daycare Classrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	8	23	10220452
D2010	Daycare Restrooms	Fair	Toilet, Child-Sized	3	5	10220441
D2010	Main	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	10220479
D2010	Daycare	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	13	23	10220470
D2010	Boiler Room	Fair	Water Heater, Gas, Commercial (125 MBH), 74 GAL	1	6	10220478
D2010	Daycare	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	5	10220415
D2010	Daycare Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	22	23	10220454

## Component Condition Report | MacDonald Knolls Early Childhood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	Commercial Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	8	10220443
D2010	Daycare Laundry Room	Fair	Water Heater, Electric, Residential, 15 GAL	1	4	10220392
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	17	23	10220438
D2010	Restrooms	Fair	Urinal, Standard	5	23	10220447
D2060	Boiler Room	Fair	Air Compressor, Tank-Style, 2 HP	1	5	10220460
<b>HVAC</b>						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 2049 MBH [2]	1	5	10220397
D3020	Daycare Boiler Room	Fair	Boiler, Gas, HVAC, 150 MBH	1	5	10220439
D3020	Daycare Boiler Room	Fair	Boiler, Gas, HVAC, 150 MBH	1	7	10220388
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 180 GAL	1	5	10220448
D3020	Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 180 GAL	1	5	10220404
D3020	Boiler Room	Fair	Boiler, Gas, HVAC, 2049 MBH [1]	1	5	10220371
D3030	Daycare	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	12	5	10220407
D3030	Main	Fair	Air Conditioner, Window/Thru-Wall, 1 TON	25	5	10220376
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [ROOM 3]	1	14	10220378
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8.5 TON	1	13	10220458
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [ROOM 2]	1	14	10220399
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8.5 TON	1	9	10220418
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [ROOM 1]	1	14	10220481
D3050	Throughout Building	Fair	HVAC System, Ductwork, Medium Density	32,400 SF	23	10220473
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2.5 TON [ROOM 4]	1	3	10220373
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [OFFICE]	1	3	10220393
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM	1	3	10220436
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM	1	5	10220400
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1549 CFM	1	9	10220402

## Component Condition Report | MacDonald Knolls Early Childhood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 2000 CFM [PRV]	1	3	10220459
D3060	Roof	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1556 CFM	1	5	10220455
D3060	Lobby	Poor	Supplemental Components, Air Curtain, 5' Wide Heated	1	1	10220382
<b>Fire Protection</b>						
D4010	Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	32,400 SF	18	10220374
<b>Electrical</b>						
D5020	Throughout Building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	32,400 SF	33	10220449
D5040	Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	14	13	10220474
D5040	Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, LED	32,400 SF	3	10220464
<b>Fire Alarm &amp; Electronic Systems</b>						
D6060	Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	32,400 SF	5	10220389
D7030	Throughout Building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	32,400 SF	5	10220461
D7050	Lobby	Fair	Fire Alarm Panel, Annunciator	1	8	10220372
D7050	Hallway	Fair	Fire Alarm Panel, Fully Addressable	1	8	10220477
D7050	Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	32,400 SF	13	10220456
<b>Equipment &amp; Furnishings</b>						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	10220390
E1030	Kitchen	Good	Foodservice Equipment, Dairy Cooler/Wells	1	7	10220467
E1030	Commercial Kitchen	Fair	Foodservice Equipment, Sink, 3-Bowl	1	23	10220475
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	13	10220444
E1030	Teacher's Conference Room	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	5	10220406
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	6 LF	13	10220417
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	5	10220450
E1030	Kitchen	Fair	Commercial Kitchen Line, Preparation Tables/Areas	8 LF	5	10220377
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	8	10220414

## Component Condition Report | MacDonald Knolls Early Childhood Center / Main Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	4	10220442
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double, 100	1	5	10220428
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	10220413
E2010	Preschool	Fair	Casework, Countertop, Plastic Laminate	40 LF	8	10220385
E2010	Daycare	Fair	Casework, Cabinetry, Economy	100 LF	5	10220420
E2010	Preschool	Fair	Casework, Cabinetry, Economy	40 LF	13	10220405
E2010	Daycare Art Storage	Fair	Casework, Countertop, Solid Surface	25 LF	5	10220412
E2010	Daycare	Fair	Casework, Countertop, Plastic Laminate	75 LF	5	10220396
E2010	Art Storage	Fair	Casework, Cabinetry, Economy	50 LF	5	10220383

### Accessibility

Y1050	Health Suite	NA	ADA Restrooms, Restroom Communal, Full Reconfiguration, Renovate	1	1	10220432
Y1060	Staff lounge	NA	ADA Kitchen & Laundry Areas, Kitchen Sink & Counter, Full Reconfiguration, Renovate	1	1	10220416

## Component Condition Report | MacDonald Knolls Early Childhood Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
<b>Special Construction &amp; Demo</b>						
F1020	Rear Playground Areas	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	400 SF	8	10220492
F1020	Rear Playground Areas	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	150 SF	5	10220509
<b>Pedestrian Plazas &amp; Walkways</b>						
G2010	Rear driveway	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	16,500 SF	2	10220516
G2020	Sidewalk Front of Building	Poor	Parking Lots, Pavement, Concrete	150 SF	2	10220499
G2020	Front Parking Area	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,575 SF	3	10222911
G2020	Front Parking Area	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,575 SF	5	10222912
<b>Athletic, Recreational &amp; Playfield Areas</b>						
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	8	10220494

## Component Condition Report | MacDonald Knolls Early Childhood Center / Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10220496
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	6	10220490
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10220484
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	8	10220487
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	2	8	10220485
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Medium	1	8	10220506
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Small	1	8	10220493
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	1	8	10220505
G2050	Soccer Field	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	6	10220498
G2050	Soccer Field	Poor	Sports Apparatus, Soccer, Movable Practice Goal	2	2	10220495
G2050	Site Playground Areas	Fair	Playfield Surfaces, Rubber, Poured-in-Place	500 SF	5	10220500
G2050	Site Playground Areas	Fair	Play Structure, Multipurpose, Very Small	2	8	10220497
G2050	Site Playground Areas	Fair	Playground Surfaces, Chips Wood, 6" Depth	6,000 SF	3	10220504
<b>Sitework</b>						
G2060	Site Playground Areas	Poor	Picnic Table, Wood/Composite/Fiberglass	2	1	10220491
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	2,000 LF	33	10220513
G2060	Soccer Field	Fair	Park Bench, Metal Powder-Coated	4	8	10220512
G2060	Building Exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	6	10220507
G2060	Site Playground Areas	Fair	Fences & Gates, Fence, Chain Link 4'	200 LF	33	10220489
G2060	Site Parking Areas	Good	Bollard, Concrete or Metal	4	23	10220486
G2060	Site Front	Fair	Flagpole, Metal	1	23	10220502
G2060	Site Playground Areas	Fair	Picnic Table, Metal Powder-Coated	5	8	10220503
G2060	Building Exterior	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	18	13	10220511
G2060	Site Playground Areas	Fair	Park Bench, Metal Powder-Coated	2	8	10220510
G4050	Site Parking Areas	Fair	Site Lighting, Floodlights, Replace/Install	5	13	10220514

## Appendix F: Replacement Reserves

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Replacement Reserves Report



3/26/2026

Location	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total Escalated Estimate	
MacDonald Knolls Early Childhood Center	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
MacDonald Knolls Early Childhood Center / Main Building	\$0	\$288,709	\$470,934	\$83,113	\$155,732	\$633,613	\$161,078	\$23,860	\$43,045	\$29,227	\$16,665	\$0	\$0	\$253,983	\$187,485	\$142,055	\$0	\$0	\$115,541	\$5,699	\$138,619		\$2,749,356
MacDonald Knolls Early Childhood Center / Site	\$0	\$1,236	\$64,184	\$27,164	\$0	\$141,446	\$10,030	\$0	\$188,190	\$0	\$0	\$0	\$0	\$49,282	\$0	\$0	\$0	\$2,314	\$42,320	\$0	\$0		\$526,167
<b>Grand Total</b>	<b>\$0</b>	<b>\$289,945</b>	<b>\$535,118</b>	<b>\$110,277</b>	<b>\$155,732</b>	<b>\$775,059</b>	<b>\$171,108</b>	<b>\$23,860</b>	<b>\$231,235</b>	<b>\$29,227</b>	<b>\$16,665</b>	<b>\$0</b>	<b>\$0</b>	<b>\$303,265</b>	<b>\$187,485</b>	<b>\$142,055</b>	<b>\$0</b>	<b>\$2,314</b>	<b>\$157,861</b>	<b>\$5,699</b>	<b>\$138,619</b>		<b>\$3,275,523</b>

MacDonald Knolls Early Childhood Center

MacDonald Knolls Early Childhood Center / Main Building

Unifomat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate	
B2010	Building Exterior	10220411	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	18100	SF	\$1.86	\$33,666																						\$33,666	
B2020	Building Exterior	10220440	Glazing, any type by SF, Replace	30	29	1	4500	SF	\$55.00	\$247,500		\$247,500																				\$247,500	
B3010	Roof	10220446	Roofing, Single-Ply Membrane, EPDM, Replace	20	18	2	18100	SF	\$11.00	\$199,100			\$199,100																			\$199,100	
B3010	Roof	10220409	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	14300	SF	\$17.00	\$243,100			\$243,100																			\$243,100	
B3020	Roof	10220394	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	7	13	1410	LF	\$9.00	\$12,690																\$12,690						\$12,690	
C1070	Special Needs Classroom	10220395	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	200	SF	\$3.50	\$700			\$700																			\$700	
C1070	Throughout Building	10224170	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	29800	SF	\$3.50	\$104,300								\$104,300														\$104,300	
C1090	Daycare Restrooms	10220471	Toilet Partitions, Metal, Replace	20	15	5	8	EA	\$850.00	\$6,800								\$6,800														\$6,800	
C1090	Restrooms	10220468	Toilet Partitions, Plastic/Laminate, Replace	20	12	8	6	EA	\$750.00	\$4,500									\$4,500													\$4,500	
C1090	Staff lounge	10220386	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	14	6	8	LF	\$625.00	\$5,000								\$5,000														\$5,000	
C2010	Throughout Building	10220384	Wall Finishes, any surface, Prep & Paint	10	6	4	63500	SF	\$1.50	\$95,250					\$95,250																	\$95,250	
C2030	Utility Rooms/Areas	10220408	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	1000	SF	\$1.50	\$1,500					\$1,500																	\$1,500	
C2030	Daycare Restrooms	10220469	Flooring, Ceramic Tile, Replace	40	35	5	700	SF	\$18.00	\$12,600								\$12,600														\$12,600	
C2030	Daycare	10220457	Flooring, Vinyl Tile (VCT), Replace	15	12	3	6000	SF	\$5.00	\$30,000				\$30,000																		\$30,000	
C2030	Preschool	10220422	Flooring, Vinyl Tile (VCT), Replace	15	9	6	23500	SF	\$5.00	\$117,500								\$117,500														\$117,500	
C2030	Daycare	10220423	Flooring, Carpet, Commercial Tile, Replace	10	7	3	800	SF	\$6.50	\$5,200				\$5,200									\$5,200									\$5,200	
C2050	Throughout Building	10220433	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1600	SF	\$2.00	\$3,200					\$3,200																	\$3,200	
C2050	Throughout Building	10220380	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	600	SF	\$2.50	\$1,500					\$1,500																	\$1,500	
D2010	Daycare Laundry Room	10220392	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	\$550.00	\$550					\$550																	\$550	
D2010	Boiler Room	10220478	Water Heater, Gas, Commercial (125 MBH), Replace	20	14	6	1	EA	\$12,400.00	\$12,400								\$12,400														\$12,400	
D2010	Daycare Boiler Room	10220465	Water Heater, Gas, Commercial (125 MBH), Replace	20	10	10	1	EA	\$12,400.00	\$12,400															\$12,400							\$12,400	
D2010	Daycare Boiler Room	10220398	Backflow Preventer, Domestic Water, Replace	30	12	18	1	EA	\$3,200.00	\$3,200																			\$3,200			\$3,200	
D2010	Janitor Closet	10220462	Sink/Lavatory, Service Sink, Floor, Replace	35	33	2	1	EA	\$1,000.00	\$1,000			\$1,000																			\$1,000	
D2010	Main	10220421	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	25	5	6	EA	\$1,200.00	\$7,200								\$7,200														\$7,200	
D2010	Daycare Restrooms	10220441	Toilet, Child-Sized, Replace	30	25	5	3	EA	\$900.00	\$2,700								\$2,700														\$2,700	
D2010	Main	10220479	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	\$1,200.00	\$1,200								\$1,200												\$1,200		\$2,400	
D2010	Daycare	10220415	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	2	EA	\$1,200.00	\$2,400								\$2,400												\$2,400		\$4,800	
D2010	Commercial Kitchen	10220443	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	22	8	1	EA	\$1,700.00	\$1,700									\$1,700													\$1,700	
D2060	Boiler Room	10220460	Air Compressor, Tank-Style, Replace	20	15	5	1	EA	\$7,270.00	\$7,270								\$7,270														\$7,270	
D3020	Boiler Room	10220397	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400								\$60,400														\$60,400	
D3020	Daycare Boiler Room	10220439	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$15,800.00	\$15,800								\$15,800														\$15,800	
D3020	Boiler Room	10220371	Boiler, Gas, HVAC, Replace	30	25	5	1	EA	\$60,400.00	\$60,400								\$60,400														\$60,400	
D3020	Daycare Boiler Room	10220388	Boiler, Gas, HVAC, Replace	30	23	7	1	EA	\$15,800.00	\$15,800									\$15,800													\$15,800	
D3020	Boiler Room	10220448	Boiler Supplemental Components, Expansion Tank, Replace	40	35	5	1	EA	\$5,200.00	\$5,200								\$5,200															\$5,200
D3020	Boiler Room	10220404	Boiler Supplemental Components, Expansion Tank, Replace	40	35	5	1	EA	\$5,200.00	\$5,200								\$5,200															\$5,200
D3030	Daycare	10220407	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	12	EA	\$2,200.00	\$26,400																	\$26,400					\$26,400	
D3030	Main	10220376	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	25	EA	\$2,200.00	\$55,000																	\$55,000					\$55,000	
D3050	Roof	10220373	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$7,500.00	\$7,500					\$7,500																	\$7,500	
D3050	Roof	10220393	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	\$7,500.00	\$7,500					\$7,500																	\$7,500	
D3050	Roof	10220418	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	\$20,000.00	\$20,000										\$20,000												\$20,000	
D3050	Roof	10220458	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	\$20,000.00	\$20,000													\$20,000									\$20,000	
D3050	Roof	10220378	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																	\$7,500					\$7,500	
D3050	Roof	10220399	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	\$7,500.00	\$7,500																	\$7,500					\$7,500</	



Replacement Reserves Report



3/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Deficiency Repair Estimate									
G2050	Site Playground Areas	10220506	Play Structure, Multipurpose, Medium, Replace	20	12	8	1	EA	\$20,000.00	\$20,000									\$20,000													\$20,000									
G2050	Site Playground Areas	10220493	Play Structure, Multipurpose, Small, Replace	20	12	8	1	EA	\$10,000.00	\$10,000									\$10,000													\$10,000									
G2050	Site Playground Areas	10220505	Play Structure, Multipurpose, Very Small, Replace	20	12	8	1	EA	\$6,000.00	\$6,000									\$6,000													\$6,000									
G2050	Site Playground Areas	10220497	Play Structure, Multipurpose, Very Small, Replace	20	12	8	2	EA	\$6,000.00	\$12,000									\$12,000													\$12,000									
G2060	Site Playground Areas	10220491	Picnic Table, Wood/Composite/Fiberglass, Replace	20	19	1	2	EA	\$600.00	\$1,200		\$1,200																				\$1,200									
G2060	Soccer Field	10220512	Park Bench, Metal Powder-Coated, Replace	20	12	8	4	EA	\$700.00	\$2,800									\$2,800													\$2,800									
G2060	Site Playground Areas	10220503	Picnic Table, Metal Powder-Coated, Replace	20	12	8	5	EA	\$700.00	\$3,500									\$3,500													\$3,500									
G2060	Site Playground Areas	10220510	Park Bench, Metal Powder-Coated, Replace	20	12	8	2	EA	\$700.00	\$1,400									\$1,400													\$1,400									
G2060	Building Exterior	10220507	Signage, Property, Building or Pole-Mounted, Replace/Install	20	14	6	1	EA	\$1,500.00	\$1,500						\$1,500																\$1,500									
G2060	Building Exterior	10220511	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	7	13	18	EA	\$150.00	\$2,700													\$2,700									\$2,700									
G4050	Site Parking Areas	10220514	Site Lighting, Floodlights, Replace/Install	20	7	13	5	EA	\$1,200.00	\$6,000													\$6,000									\$6,000									
<b>Totals, Unescalated</b>											\$0	\$1,200	\$60,500	\$24,859	\$0	\$122,013	\$8,400	\$0	\$148,559	\$0	\$0	\$0	\$0	\$33,559	\$0	\$0	\$0	\$1,400	\$24,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$425,348
<b>Totals, Escalated (3.0% inflation, compounded annually)</b>											\$0	\$1,236	\$64,184	\$27,164	\$0	\$141,446	\$10,030	\$0	\$188,190	\$0	\$0	\$0	\$0	\$49,282	\$0	\$0	\$0	\$2,314	\$42,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$526,167

\* Markup has been included in unit costs.

## Appendix G:

### Equipment Inventory List

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Index	ID	UFCODE	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D20 Plumbing</b>													
1	10220392	D2010	<b>Water Heater</b>	Electric, Residential	15 GAL	MacDonald Knolls Early Childhood Center / Main Building	Daycare Laundry Room	Ruud	PEP15-1	RU 0805610799	2005		
2	10220465	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH)	73 GAL	MacDonald Knolls Early Childhood Center / Main Building	Daycare Boiler Room	Rheem / Ruud	G75-125	A111503707	2015		
3	10220478	D2010	<b>Water Heater</b>	Gas, Commercial (125 MBH)	74 GAL	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	State Industries, Inc.	GS675XRRS 300	1104A000636	2011		
4	10220398	D2010	<b>Backflow Preventer</b>	Domestic Water	1.5 IN	MacDonald Knolls Early Childhood Center / Main Building	Daycare Boiler Room	Watts Regulator	Series 7	139726	2013		
5	10220460	D2060	<b>Air Compressor</b>	Tank-Style	2 HP	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	Johnson Service Company	No dataplate	No dataplate			

Index	ID	UFCCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D30 HVAC</b>													
1	10220439	D3020	<b>Boiler</b>	Gas, HVAC	150 MBH	MacDonald Knolls Early Childhood Center / Main Building	Daycare Boiler Room	HydroTherm	M-150C	9124111D	1991		
2	10220388	D3020	<b>Boiler</b>	Gas, HVAC	150 MBH	MacDonald Knolls Early Childhood Center / Main Building	Daycare Boiler Room	HydroTherm	AM-150	0243194K	2002		
3	10220371	D3020	<b>Boiler [1]</b>	Gas, HVAC	2049 MBH	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	Weil-McLain	788	NA			
4	10220397	D3020	<b>Boiler [2]</b>	Gas, HVAC	2049 MBH	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	Weil-McLain	788	NA			
5	10220448	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	180 GAL	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
6	10220404	D3020	<b>Boiler Supplemental Components</b>	Expansion Tank	180 GAL	MacDonald Knolls Early Childhood Center / Main Building	Boiler Room	Inaccessible	Inaccessible	Inaccessible			
7	10220407	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	1 TON	MacDonald Knolls Early Childhood Center / Main Building	Daycare						12
8	10220376	D3030	<b>Air Conditioner</b>	Window/Thru-Wall	1 TON	MacDonald Knolls Early Childhood Center / Main Building	Main						25
9	10220458	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	8.5 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Carrier	50TC-D12A2A5A0A0A0	2316P32057	2017		
10	10220418	D3050	<b>Packaged Unit</b>	RTU, Pad or Roof-Mounted	8.5 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Carrier	50TC-D12A2A5A0A0A0	2414P30210	2014		
11	10220393	D3050	<b>Packaged Unit [OFFICE]</b>	RTU, Pad or Roof-Mounted	3 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Trane	2YCC3024A1064AA	82640DX9H	2008		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
12	10220481	D3050	<b>Packaged Unit</b> [ROOM 1]	RTU, Pad or Roof-Mounted	3 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Trane	4YCY4036B3075AA	175211308L	2018		
13	10220399	D3050	<b>Packaged Unit</b> [ROOM 2]	RTU, Pad or Roof-Mounted	3 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Trane	4YCY4036B3075AA	175114946L	2018		
14	10220378	D3050	<b>Packaged Unit</b> [ROOM 3]	RTU, Pad or Roof-Mounted	3 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Trane	4YCY4036B3075AA	175211267L	2018		
15	10220373	D3050	<b>Packaged Unit</b> [ROOM 4]	RTU, Pad or Roof-Mounted	2.5 TON	MacDonald Knolls Early Childhood Center / Main Building	Roof	Trane	2YCC3024A1064AA	8262N7X9H	2008		
16	10220455	D3060	<b>Axial Flow Fan</b>	In-Line, up to 1 HP Motor	1556 CFM	MacDonald Knolls Early Childhood Center / Main Building	Roof	Dayton	4YC88G	13291468	2006		
17	10220400	D3060	<b>Exhaust Fan</b>	Centrifugal, 12" Damper	900 CFM	MacDonald Knolls Early Childhood Center / Main Building	Roof	Penn Domex	CB-0-51	Illegible			
18	10220436	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1500 CFM	MacDonald Knolls Early Childhood Center / Main Building	Roof	Dayton	No dataplate	No dataplate			
19	10220402	D3060	<b>Exhaust Fan</b>	Centrifugal, 16" Damper	1549 CFM	MacDonald Knolls Early Childhood Center / Main Building	Roof	Dayton	1MBE7	12592381 1109	2009		
20	10220459	D3060	<b>Exhaust Fan</b> [PRV]	Centrifugal, 16" Damper	2000 CFM	MacDonald Knolls Early Childhood Center / Main Building	Roof	Greenheck	GB-140-4X	91L05293	1991		
21	10220382	D3060	<b>Supplemental Components</b>	Air Curtain, 5' Wide Heated		MacDonald Knolls Early Childhood Center / Main Building	Lobby	Dayton	3C931	Illegible			

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>D70 Electronic Safety &amp; Security</b>													
1	10220477	D7050	<b>Fire Alarm Panel</b>	Fully Addressable		MacDonald Knolls Early Childhood Center / Main Building	Hallway	General Electric	FX-24	Illegible	2018		

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
<b>E10 Equipment</b>													
1	10220428	E1030	<b>Foodservice Equipment</b>	Convection Oven, Double	100	MacDonald Knolls Early Childhood Center / Main Building	Kitchen	Blodgett	MARK V-100	121916CT085B	2016		
2	10220467	E1030	<b>Foodservice Equipment</b>	Dairy Cooler/Wells		MacDonald Knolls Early Childhood Center / Main Building	Kitchen	Traulsen	RMC49D4	23B02257	2017		
3	10220442	E1030	<b>Foodservice Equipment</b>	Refrigerator, 1-Door Reach-In		MacDonald Knolls Early Childhood Center / Main Building	Kitchen	Traulsen	G12010	25C01481	2014		
4	10220390	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		MacDonald Knolls Early Childhood Center / Main Building	Kitchen	Traulsen	G20010	T20260018	2018		
5	10220406	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		MacDonald Knolls Early Childhood Center / Main Building	Teacher's Conference Room	True Manufacturing Co	T-49G-4	7286003	2011		
6	10220414	E1030	<b>Foodservice Equipment</b>	Refrigerator, 2-Door Reach-In		MacDonald Knolls Early Childhood Center / Main Building	Kitchen	Traulsen	G22010	T24562E18	2018		
7	10220475	E1030	<b>Foodservice Equipment</b>	Sink, 3-Bowl		MacDonald Knolls Early Childhood Center / Main Building	Commercial Kitchen				2018		
8	10220413	E1040	<b>Healthcare Equipment</b>	Defibrillator (AED), Cabinet-Mounted		MacDonald Knolls Early Childhood Center / Main Building	Lobby						